








An excellent 4-bedroom detached residence constructed in 2019 extending to c.150 sq.m located in Navan's popular residential development Cluain Adain.

17 Cluain Adain Green Navan Co. Meath C15 XET9

 1615.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

The residence is only a few years old with an A3 rated BER in excellent condition and benefits from bright and spacious rooms throughout.

There is large living accommodation downstairs consisting of an open plan kitchen/dining area and 2 lounges. The hallways and landings have elegant wooden cladding with modern light fittings.

The back garden is very well presented with maintenance free lawns, a stone patio with garden shed and a large side garden.

The property enjoys a lovely part brick façade and is complimented with a cobblelock driveway providing parking for 2 cars.

There are two gated side accesses and the property is nicely positioned on a large corner site in a cul de sac location with a large green area to the front.

This property is excellently located on the outskirts of Navan Town with all the local facilities of Blackcastle shopping centre on the doorstep with an array of excellent schools, shops and local transport links.

The gorgeous Blackwater Park and newly opened Greenway Cycle Route are also located close by. Easy access to the M3 and N3 with the N2 also within close proximity.

FEATURES

- South facing back garden with large patio and 2 side entrances
- Floored attic with stira stairs
- Filtered drinking water
- Wall cladding
- Pv panels
- Pharmacy, Tesco, Crèche at your doorstep
- Cul de sac location with green area to the front
- Climote controlled gas boiler system





FIXTURES & FITTINGS

All floors, blinds, curtains, kitchen appliances (no utility room appliances) and garden are included in the sale.

ACCOMMODATION

Entrance Hall

3.07 x 6.15

With wooden flooring and wooden cladding.

Lounge

4.30 x 4.88

With wooden flooring.

Reception Room

3.50 x 4.06

With wooden flooring.

Kitchen / Dining Room

4.23 x 7.26

With tiled flooring, built in wall and floor units, oven, hob, extractor fan, fridge / freezer and integrated dishwasher.

Utility Room

1.26 x 1.80

With tiled flooring and built in wall and floor units.

Guest w.c.

1.46 x 1.80

With tiled flooring, w.h.b. and w.c.

Landing

2.06 x 4.23

With carpet and wooden cladding.

Bedroom 1

3.69 x 4.24

With wooden flooring.

Walk in Wardrobe

1.49 x 2.12

With wooden flooring.

Ensuite

1.49 x 2.57

With tiled flooring, w.h.b, w.c and shower.

Bedroom 2

3.62 x 4.14

With wooden flooring and built in wardrobes.

Bedroom 3

2.69 x 3.45

With carpet and built in wardrobes.

Bedroom 4

2.67 x 3.44

With wooden flooring.

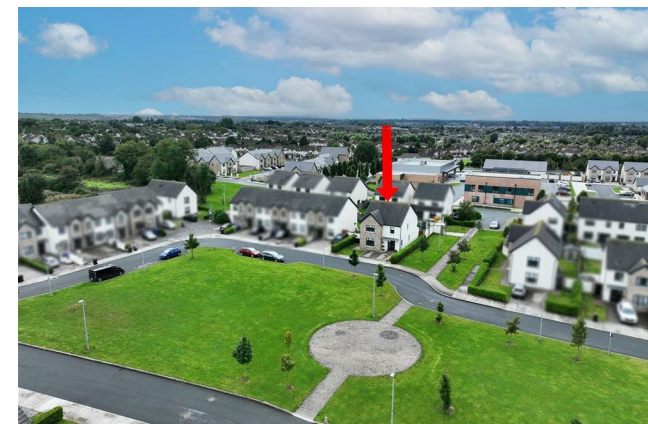
Bathroom

2.10 x 2.25

With tiled flooring, w.h.b, w.c and bath.

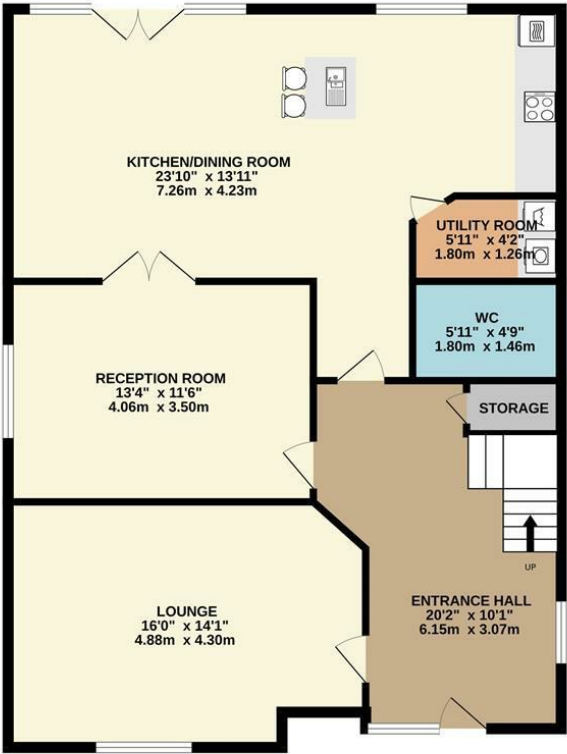
DIRECTIONS

Eircode: C15 XET9

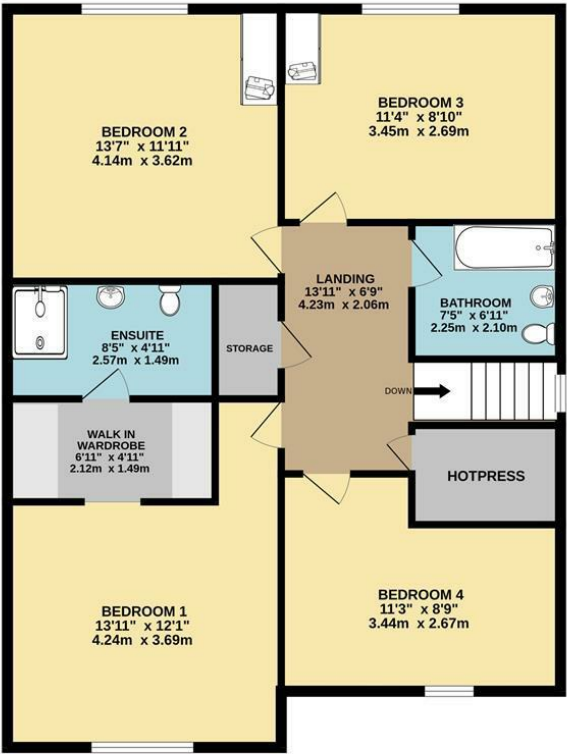


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1615sq.ft. (150.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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