









An exceptional four-bedroom detached residence, ideally positioned in the sought-after Tara Court Development, overlooking a large green area.

# 21 Tara Court Green Navan Co. Meath C15 D9C8

 1345.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

Presented in pristine condition throughout, this superb home features spacious and bright living accommodation a stunning, recently installed kitchen with quartz worktops and an attractive façade with a walled driveway.

The rear garden is fully landscaped, and includes a large composite shed with power supply along with an additional wooden shed.

The location is second to none. Residents are just minutes from the new complex at Clonmagadden, which includes a full Tesco grocery store, pharmacy, and medical centre.

Also nearby is the Aura Leisure Centre with swimming pools, gym facilities, and family-friendly activities, as well as Blackwater Park, featuring scenic walking trails, a new “Learn to Cycle” track for children, and access to the Boyne Valley to Lakelands Greenway for safe walking and cycling routes.

Schools, shops, restaurants, and a wide range of local amenities are all within easy reach, while the M3 motorway and Navan town centre are just a short drive away. A local bus stop within walking distance ensures excellent public transport links.

A new high-quality link road (LDR4) is currently under construction and due for completion in late 2025. This route will include a new bridge over the River Blackwater, upgraded pedestrian and cycling facilities, and a direct connection to the Kells Road— dramatically improving access to the M3 motorway and reducing traffic congestion in the town.

Accommodation includes Entrance Hall, Lounge, Family Room / Study, Kitchen, Dining Room, Utility, Guest W.C., Four Bedrooms (Master Ensuite), and Family Bathroom.







### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, oven, hob, extractor fan, solid fuel stove and both garden sheds are included in the sale.

## ACCOMMODATION

### Entrance Hall

2.07 x 5.92  
With tiled flooring.

### Lounge

3.67 x 6.44  
With wooden flooring.

### Kitchen / Dining

3.90 x 8.35  
With tiled flooring, built in wall and floor units, oven/hob, fridge/freezer, extractor fan and dishwasher.

### Utility Room

2.05 x 1.25  
With tiled flooring.

### Guest w.c.

1.02 x 1.20  
With tiled flooring, w.h.b and w.c.

### Reception Room

2.69 x 4.75  
With wooden flooring.

### Bedroom 1

2.64 x 4.20  
With carpet and built in wardrobes.

### Ensuite

1.25 x 1.25  
With tiled flooring, w.h.c, w.c and electric shower.

### Bedroom 2

3.03 x 3.60  
With wooden flooring.

### Bedroom 3

2.79 x 2.69  
With wooden flooring and built in wardrobes.

### Bedroom 4

2.28 x 2.76  
With wooden flooring and built in wardrobes.

### Bathroom

1.65 x 2.24  
With tiled flooring, w.c, w.h.b and bath.

## FEATURES

- Sought-after location in Tara Court, overlooking a large green area
- Immaculate condition throughout
- Recently installed modern kitchen with quartz worktops
- Partially floored attic with Stira access
- Attractive walled driveway
- Fully landscaped rear garden
- Large composite shed with power supply
- Additional wooden shed
- Close to Tesco Clonmagadden with pharmacy and doctors
- Close to Aura Leisure Centre and Blackwater Park
- Access to Boyne Valley to Lakelands Greenway
- Upcoming Link road providing faster access to the M3 motorway
- Proximity to schools, shops, restaurants, and public transport
- TV points throughout

## DIRECTIONS

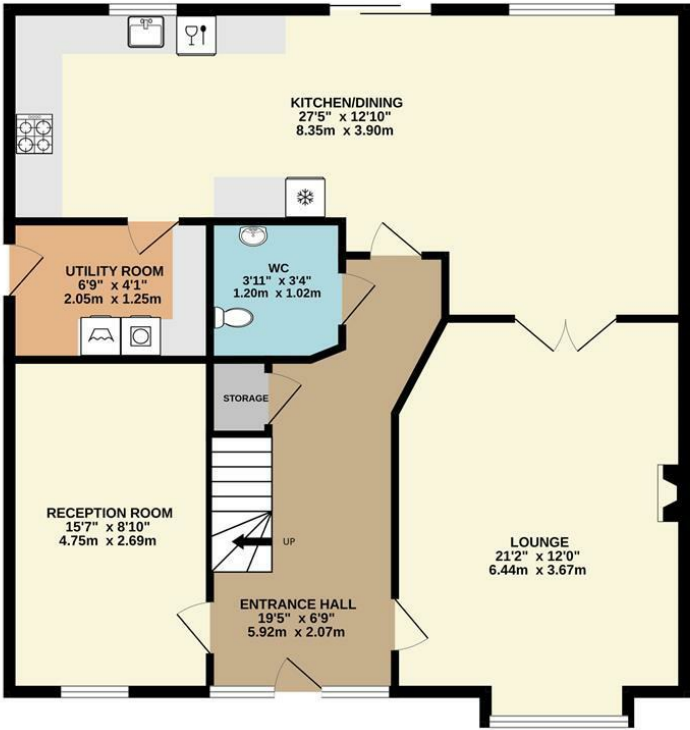
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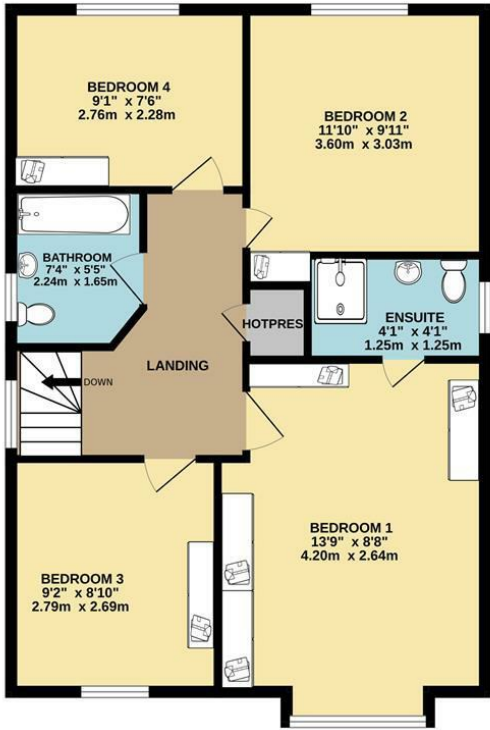


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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