








A bright and spacious 3-bedroom semi-detached house extending to 90 sq.mts in extremely good condition in a fantastic area within walking distance to Navan Town Centre.

81 Clonmagadden Fort Navan Co. Meath C15 WC6R

 969.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

No. 81 benefits from many features including attractive full brick façade, modern kitchen, top quality flooring, beautifully landscaped rear garden with well-appointed patio area and large driveway to the front with carefully manicured lawns and south facing rear garden.

This property is excellently positioned to the rear of the development in a quiet cul de sac location.

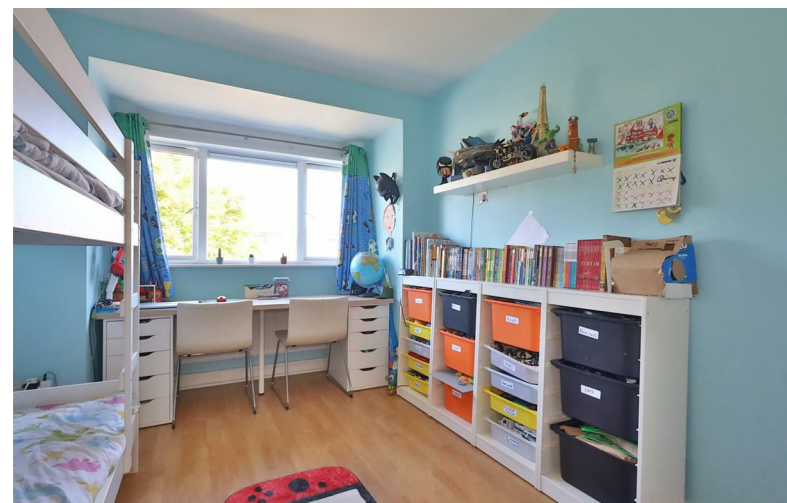
It is within walking distance to Navan Town Centre, the wide variety of amenities in Blackcastle Shopping Centre including Post Office, Centra, restaurants and sporting facilities such as the Aura Leisure Complex, Simonstown GAA and Blackwater Park are also on the doorstep.

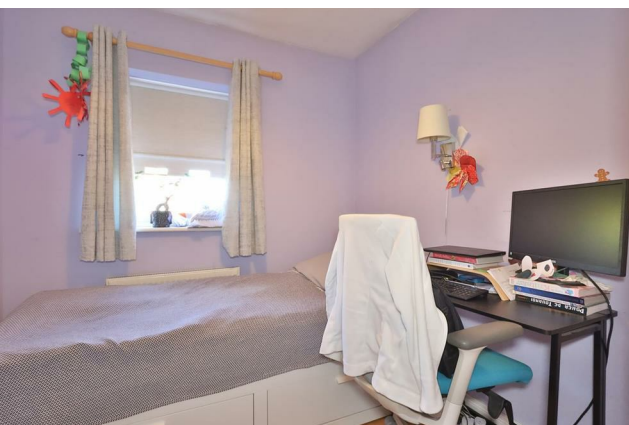
The newly opened Tesco is located in Cluain Adain which is adjacent to Clonmagadden. Easy access to the N2, M3 and Dublin Airport with a regular bus service to and from Navan Town Centre and Dublin City Centre.

The accommodation consists of an Entrance Hall, Lounge, Dining Room, Guest w.c, Kitchen, 3 Bedrooms (Main Ensuite) and family Bathroom.

FEATURES

- Extremely well presented throughout
- Upgraded kitchen with ample storage
- Gas fired central heating
- PVC double glazed windows
- PVC fascia and soffit
- Gated side entrance and garden shed
- South facing rear garden
- Landscaped garden with patio area
- Cul de sac location
- Walking distance to Navan Town Centre
- Easy access to M3 & N2 routes





FIXTURES & FITTINGS

All floors, carpets, blinds, curtains, oven/hob, extractor fan, dishwasher and shed are included in the sale.

ACCOMMODATION

Entrance Hall

1.1 x 5.1

With wooden flooring.

Lounge

3.4 x 5.9

With wooden flooring, feature mantelpiece and open fire.

Dining Room

2.7 x 3.4

With wooden flooring.

Kitchen

2.8 x 5.9

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

Utility Room

1.2 x 1.6

With tiled flooring.

Guest w.c.

0.9 x 1.6

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

Landing

2.8 x 3.1

With carpet.

Bedroom 1

3.1 x 3.7

With wooden flooring and built in wardrobes.

Ensuite

1.6 x 2.3

With tiled floors and walls, w.c, w.h.b and shower.

Bedroom 2

3.1 x 4.2

With wooden flooring and built in wardrobes.

Bedroom 3

2.3 x 2.8

With wooden flooring and built in wardrobes.

Bathroom

1.8 x 2.1

With tiled floors and walls, w.c, w.h.b and bath.

DIRECTIONS

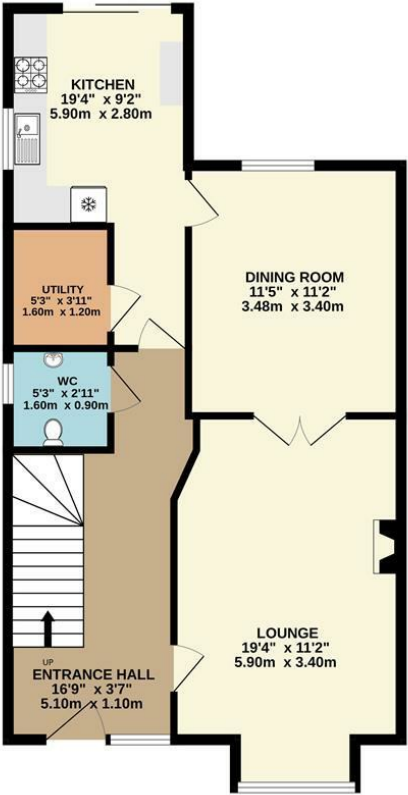
From Dublin travel along the M3 into Navan. Exit at Junction 8 for Navan. At the roundabout take the first exit for Navan Town. Travel towards Navan and at the 4th set of traffic lights turn right up Flowerhill. Take the first left (At Flowerhill Furniture) and at the traffic lights continue straight. Turn right for the Aura Leisure Complex. Continue past Aura and turn right into Clonmagadden Fort. Continue straight and take the last right. The property is located on the left-hand side identified by our For Sale sign.

EIRCODE: C15 WC6R

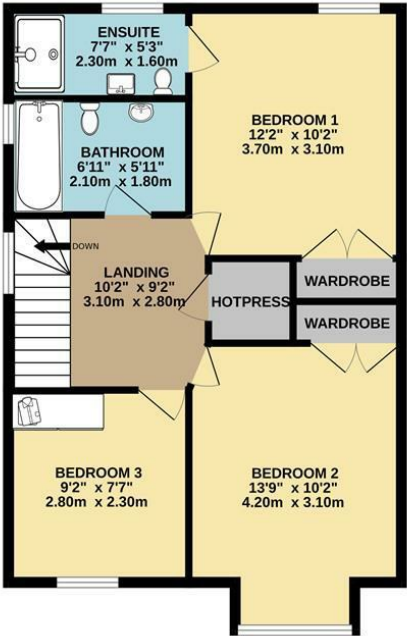


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 969sq.ft. (90.0 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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0469027666
Watgate Street Navan Co. Meath C15 PT8X
raymondpotterton.com

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