



COIS NA RASAI

4 Bedroom Detached Homes

COIS NA RASAI PROUDSTOWN ROAD NAVAN, CO. MEATH

**4 Bedroom Detached Houses
Extending to 1,800 sq.ft / 167 sq.m.**

Cois Na Rasai is an exclusive development of 15 detached houses located on the outskirts of Navan Town. Location of Cois Na Rasai is superb with every amenity within walking distance along with excellent transport link to Dublin City via a very frequent bus service.

The development is a short stroll to Navan Town Centre and all its amenities. Each home is very well positioned in the development overlooking a lovely green area.





External Features

- Tasteful ibstock buff brick & coloured render exterior with tiled roof
- Sandstone window surround & cills
- Traditional concrete block construction
- Hardwood front door with Porch
- Cream uPVC triple glazed windows
- Driveways finished in Kilsaran granite paving with ample parking spaces & low landscaping
- Large natural granite patio
- Black galvanised steel railings
- Seeded back garden
- Block boundary walls
- Black PVC fascia, gutters & downpipes
- Outside front light, socket, tap and side gate

Internal Finishes

- Walls & ceilings are painted throughout
- Wooden flooring downstairs, carpet flooring upstairs
- Superb contemporary painted solid Oak kitchen (taupe) with centre island (sage willow green)
- Quartz worktops & upstands
- Top quality Kitchen & Utility appliances
- Utility with built in wall and floor units
- Painted white fitted doors with splayed architrave
- Stylish contemporary Bathroom, En-Suite and Guest w.c.
- Elegant sanitary ware, beautiful taps, shower heads & bath fittings
- Carefully chosen tiles on the bathroom floors & wet areas
- Fitted shower doors
- Shaker style wardrobes in 3 Bedrooms

Electrical

- A Rated Home
- Demand control ventilation
- High level of insulation incorporated in floors, walls & roof
- Under floor heating downstairs
- A-rated condensing Heat Pump heating system
- Heat miser stats in all rooms downstairs
- Generous lighting and electrical points
- Provisions for the installation of a car charging point
- CAT 5 Wiring
- Wired for intruder alarm PIR

Guarantee

- 10 Year Homebond Structural Guarantee



Location

Cois Na Rasai located in Navan Town just off the M3 within a very manageable commute of c. 50 minutes to Dublin City.

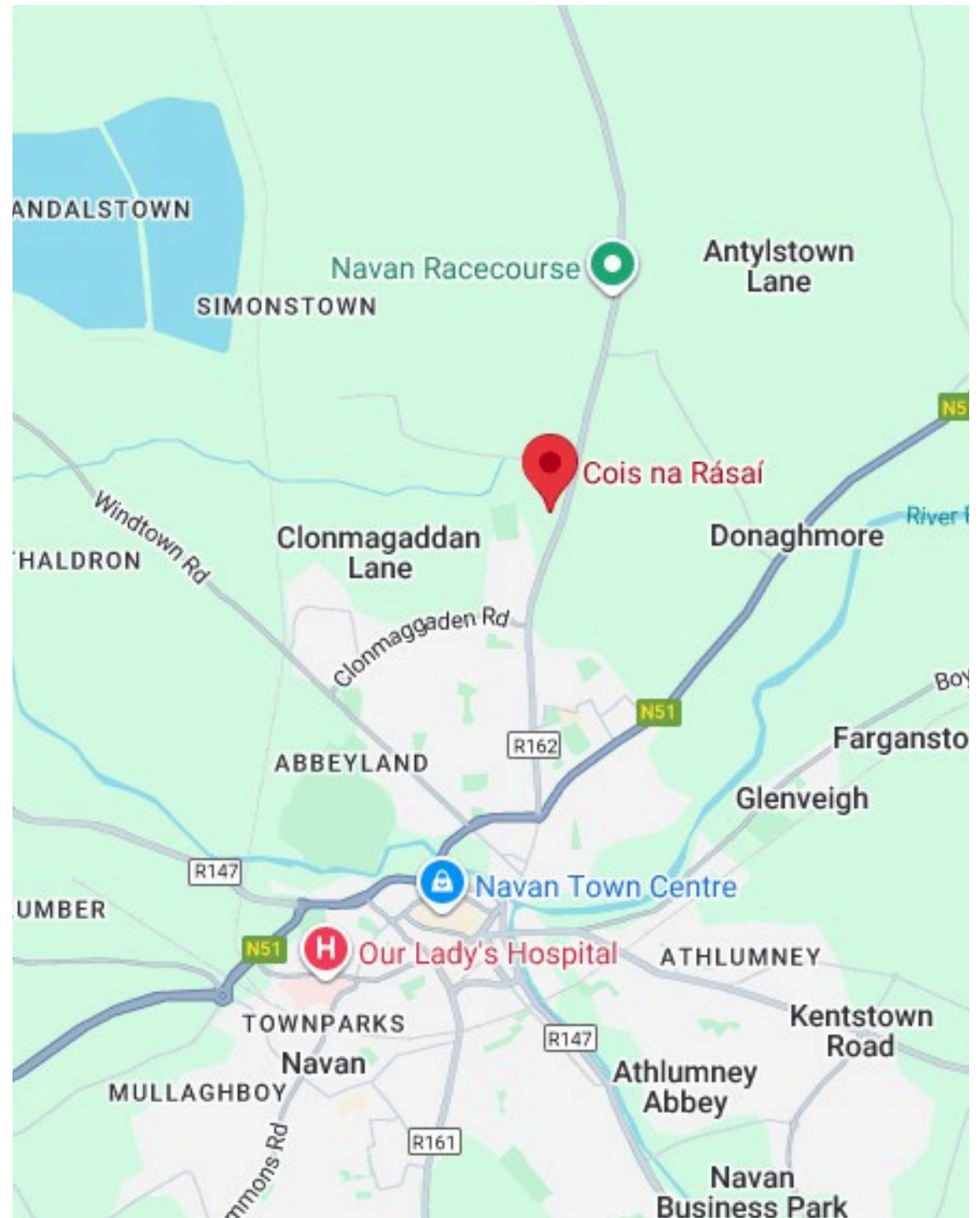
Extending to approximately 167 sqm, the houses offers generous accommodation.

Navan offers excellent transport links with a very regular bus route and the M3 park and ride rail facility is also available in Dunboyne. Navan and surrounding areas offers plenty in terms of Education catering for both Primary and Secondary education.

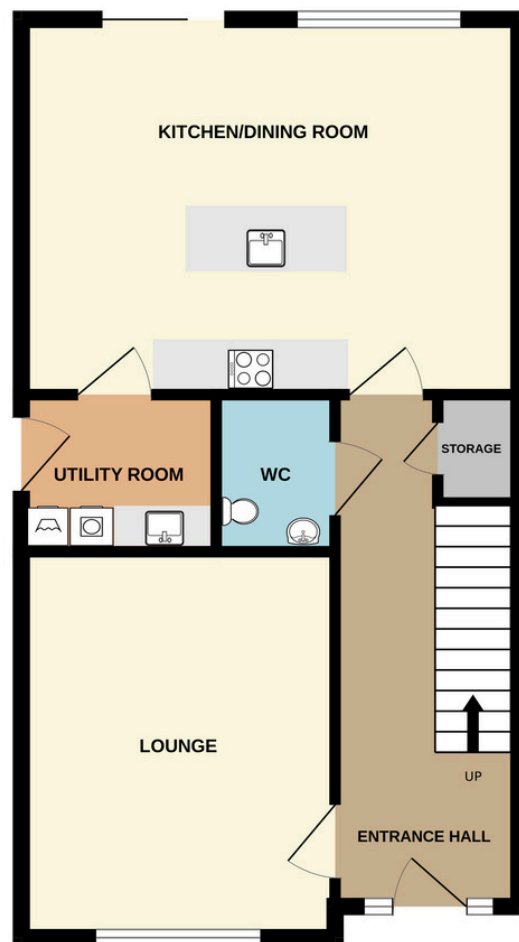
The Town offers a choice where sport is concerned such as GAA, hurling, soccer, rugby, tennis, golf along with a state of the art Swimming pool and gym and a host of fitness facilities.

The 30km greenway route from Navan to Kingscourt is close to Cois Na Rasai. There is also the lovely Blackwater Park on the doorstep.

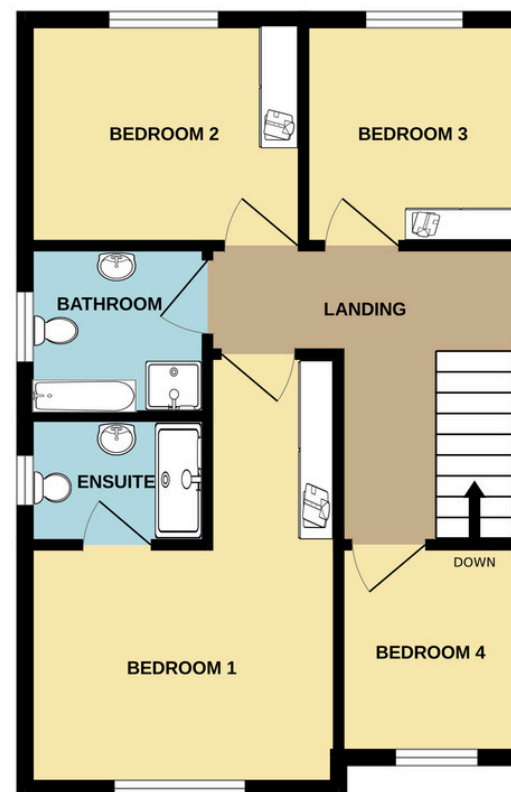
Shopping is also well facilitated in the Town with all main supermarkets in the town and many high street shops and stores in the Town Shopping Centre and two retail parks.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1798sq.ft. (167.0 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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DIRECTIONS

EIRCODE: C15 APK0



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