








No. 100 Clusker Park is a bright and spacious 3 bedroom end of terrace house on a large corner site located in the mature residential area of Clusker Park walking distance to Navan Town Centre & Blackcastle shopping centre.

100 Clusker Park, Navan, Co. Meath C15 V4A6

 1206.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

Situated on a generous corner site, this 3 bedroom end of terrace home offers fantastic potential for buyers looking to put their own stamp on a property. Externally, the home features a clean white rendered façade which was wrapped externally, a spacious driveway offering ample room for parking and dual entrances. There is a mature garden to the rear and side of this property.

The property also includes a garage attached to the side of the house, providing additional storage or future conversion potential.

The extended kitchen offers additional space and while the interior would benefit from updating, it presents a fantastic opportunity to create a comfortable home, all while qualifying for the vacant property refurbishment grant of up to €50,000.

The insulation in the property has been upgraded with a wrap in 2021, has double-glazed PVC windows, and an upgraded gas boiler.

The home has also been rewired.

Located in a well-established and convenient area, the property is within walking distance of Blackcastle Shopping Centre, which includes a Centra, post office, restaurant, and a butcher. Several primary and secondary schools are nearby, and public bus routes are just a short walk away. Navan town centre is also within walking distance, offering a wide range of shops, cafes, and amenities.

The accommodation includes entrance hall, lounge, sitting room, kitchen / dining room, 3 bedrooms, bathroom and garage.





FIXTURES & FITTINGS

Sold as seen



ACCOMMODATION

Entrance Hall

12'5" x 5'6"

With carpet and storage cupboard.

Lounge

12'5" x 9'2"

With carpet, tiled fireplace with open fire.

Sitting Room

16'8" x 12'1"

With carpet.

Shower Room

7'2" x 5'6"

Fully tiled with w.c, w.h.b and Triton power shower.

Kitchen/Dining Room

20'4" x 11'5"

With vinyl flooring, built in wall and floor units and stainless steel sink.

Landing

With carpet and hotpress.

Bedroom 1

12'9" x 7'6"

With wooden flooring.

Bedroom 2

12'1" x 8'2"

With carpet.

Bedroom 3

9'5" x 7'0"

With carpet and cupboard over stairs with gas boiler.

Bathroom

7'9" x 5'7"

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

Garage

15'1" x 11'1"

With garage door.

FEATURES

- Upgraded radiators
- Full house wrap in 2021
- Fully rewired
- Upgraded gas boiler
- Double glazed pvc windows
- Dual entrances with ample parking
- Garage
- Applicable for the vacant property grant
- Walking distance to Navan Town Centre

DIRECTIONS

EIRCODE: C15 V4A6

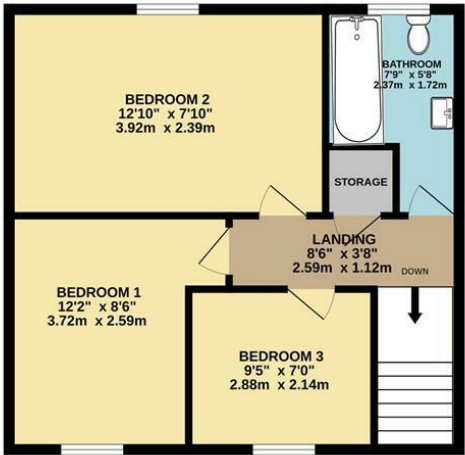


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1206sq.ft. (112.0 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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