





An exceptional two-bedroom first-floor apartment situated in the small and sought-after development of Yellow Clay Manor.

This gated enclave offers peace and privacy while being just a short walk from Navan Town Centre, the Shopping Centre, hospital, and a host of local amenities.

38 Yellow Clay Manor Navan Co. Meath C15 D344

 700.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

This impressive apartment boasts generous proportions throughout and is presented in immaculate, turnkey condition, making it ideal for both owner-occupiers and investors alike. The property features a large balcony with bedroom and living room access ideal for relaxation.

Accommodation included Entrance Hall, Kitchen, Lounge, Two Bedrooms (Master plumbed for ensuite, currently in use as a walk in wardrobe) and Family Bathroom.

ACCOMMODATION

Entrance Hall

3'7" x 6'10"

With wooden flooring.

Lounge / Dining Room

15'1" x 17'4"

With wooden flooring, feature fireplace with gas fire insert.

Kitchen

8'10" x 9'6"

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

Hallway

5'10" x 6'10"

With carpet.

Bedroom 1

10'5" x 13'9"

With carpet.

Walk in Wardrobe

5'2" x 6'10"

With carpet and gas boiler. Plumbed for Ensuite.

Bedroom 2

8'6" x 9'6"

With carpet and built-in wardrobes.

Bathroom

6'0" x 6'3"

Fully tiled, with w.c., w.h.b. and bath with electric shower overhead.

FEATURES

- Gas-fired central heating
- Small gated development
- Private off-street parking
- Walking distance to Navan Town Centre and all amenities
- Owner-occupied
- Presented in excellent turnkey condition
- Management Fees c.€1,300

FIXTURES & FITTINGS

All flooring, carpets, blinds, curtains, light fittings, oven/hob and fridge/freezer are included in the sale.

DIRECTIONS

From Dublin Travel along the M3 and exit Junction 9, take the third ext. At the next roundabout take the second exit, continue straight to the next roundabout and take the third exit, travel through traffic lights passing the VW Commons Road Cars on the left hand side. Yellow Clay Manor is located on the left hand side. In the development no.38 is on the right hand side identified by our "For Sale" sign.

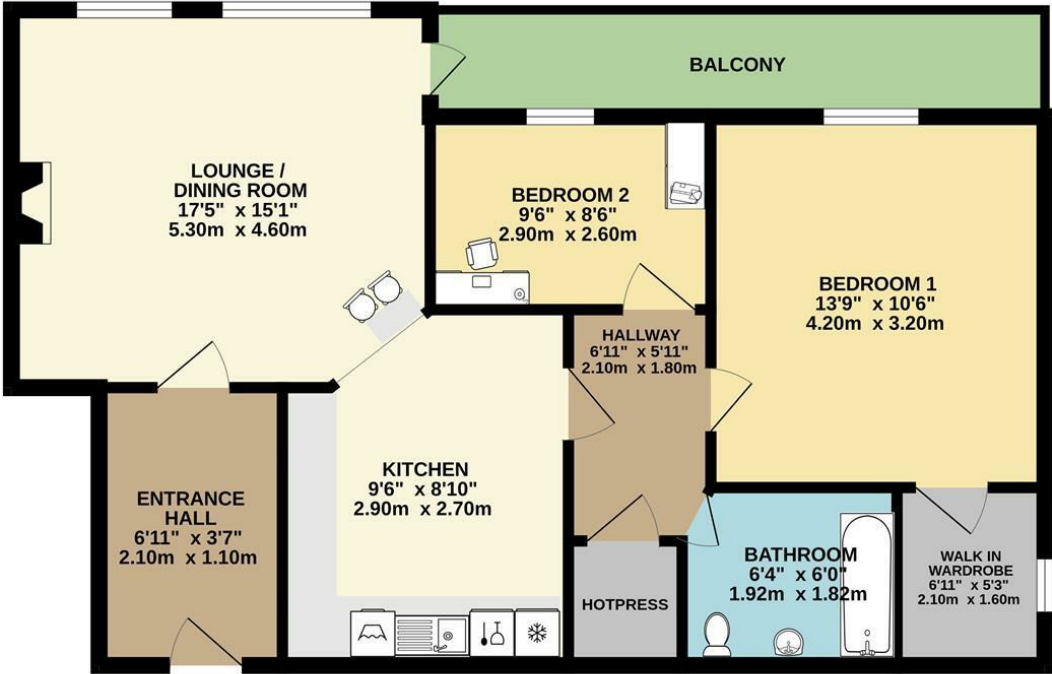
From Navan, travel out the Commons Road. Travel through traffic lights passing the VW Commons Road Cars on the left hand side. Yellow Clay Manor is located on the left hand side. In the development no.38 is on the right hand side identified by our "For Sale" sign.

EIRCODE: C15 D344



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 700sq.ft. (65.0 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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