










An outstanding three-bedroom mid-terrace residence ideally located within a short stroll of Navan Town Centre.



# 97 Blackcastle Lodge Navan Co. Meath C15 XD7V

 915.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

Presented in superb turnkey condition, this property represents an excellent opportunity for both owner-occupiers and investors alike.

The home offers bright and spacious accommodation throughout and is further enhanced by a private walled rear garden.

The location is second to none, with a wide range of amenities including schools, shops, restaurants, and recreational facilities all within easy reach.

Commuting is also effortless, with the M3 motorway just minutes away, Navan Town Centre close by, and a bus stop within walking distance from Blackcastle Lodge.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining area, Guest w.c, 3 Bedrooms (main Ensuite) and Bathroom.

## FEATURES

- Bright & spacious living accommodation
- Turn Key Condition
- Excellent Location
- Gas fired central heating
- Double glazed windows throughout
- Sought after development close to Town







### **FIXTURES & FITTINGS**

All flooring, light fittings, fridge dishwasher, washer/dryer, oven, gas hob, extractor fan, furniture as displayed in the property and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

4.4 x 1.9

With wooden flooring.

### Lounge

5.1 x 3.2

With wooden flooring, feature mantelpiece and open fire.

### Kitchen / Dining Room

5.3 x 3.3

With tiled flooring, built in wall and floor units, tiled backsplash, oven/hob, extractor fan, washing machine, fridge/freezer and dishwasher.

### Guest w.c.

1.9 x 0.9

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

### Landing

2.6 x 2.1

With carpet.

### Bedroom 1

3.7 x 2.1

With carpet and built-in wardrobes.

### Ensuite

2.4 x 1.2

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

### Bedroom 2

3.6 x 2.6

With carpet and built-in wardrobes.

### Bedroom 3

2.6 x 2.5

With carpet and built-in wardrobes.

### Bathroom

2.2 x 1.1

With tiled floors, tiled walls, w.h.b, w.c, heated towel rack, bath and built in mirror.

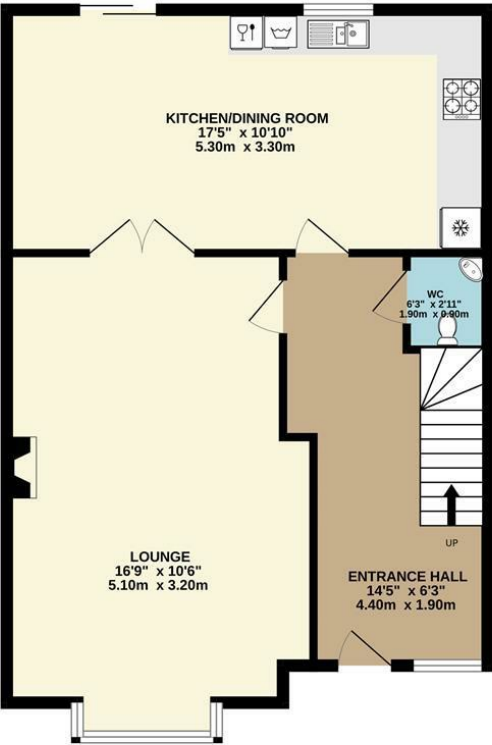
## DIRECTIONS

From Dublin travel along the M3 and exit at Junction 8 for Navan. Travel towards the town and turn right at the fifth set of traffic lights up Flower Hill. Continue straight and take the first right opposite Oliver Gough Hire. Take the next right into Blackcastle Lodge.

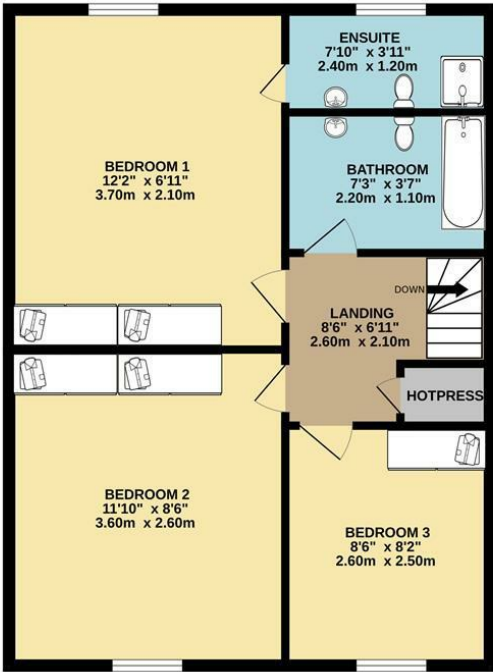


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 915sq.ft. (85.0 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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