





Superb 4 bedroom semi-detached in excellent condition and ready to go. Clonmagadden Fort is a very popular residential development located in Navan town.

115 Clonmagadden Fort Navan Co. Meath C15 VXP8

 1292.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This elegant and spacious property of c. 120 sqm. is presented in great condition and has been recently painted throughout.

The property boasts many features such as spacious living accommodation, fully fitted kitchen, front driveway and fully landscaped rear garden with large garden shed.

Number 115 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

The location of this property is second to none being within walking distance of all local amenities such as Tesco Cluain Adain, Navan Shopping Centre, schools, church and sporting facilities including the Aura Leisure Complex literally on your doorstep.

Walking distance to all the amenities in Navan, 30km greenway and a 5-minute drive to the M3 Motorway.

In addition, there is a regular local bus route and the property is within walking distance to the well serviced daily bus route to Dublin.

Accommodation includes Entrance Hall, Lounge, Dining Room, Kitchen, Guest w.c., 4 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Gas fired central heating
- Climate system
- Freshly painted interior throughout
- Red brick exterior with pvc fascia and soffit
- PVC Double glazed windows
- PVC fascia and soffit (newly installed)
- Walled in front garden with ample parking
- Side entrance with wooden gate
- Large rear landscaped garden with patio areas
- Large garden shed with electrical lighting / power sockets
- Minutes' walk to public transport
- Walking distance to Navan Town Centre





FIXTURES & FITTINGS

The property is sold as seen.



ACCOMMODATION

Entrance Hall

4.4 x 1.6

With tiled flooring, hardwood door with glass side panels and coving.

Lounge

5.8 x 3.9

With carpet, feature mantelpiece with cast iron insert (gas fire), coving and double doors with glass inserts to dining room.

Dining Room

4.2 x 2.1

With wooden flooring.

Kitchen

6.4 x 2.9

With tiled flooring, built in wall and floor units, oven/hob, extractor fan, dishwasher, fridge/freezer, breakfast bar, splash back tiling and sliding doors to rear garden.

Utility Room

1.7 x 1.1

With tiled flooring, built in wall and floor units and washing machine.

Guest w.c.

1.6 x 1.1

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

Landing

4.4 x 3.1

With carpet and hotpress.

Bedroom 1

4.8 x 3.2

With carpet and built-in wardrobes.

Ensuite

2.1 x 1.1

With Lino flooring, w.h.b, w.c. and shower.

Bedroom 2

3.5 x 2.4

With carpet and built-in wardrobes.

Bedroom 3

2.9 x 2.4

With carpet.

Bedroom 4

3.1 x 2.2

With carpet and built-in wardrobes.

Bathroom

2.1 x 1.6

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

DIRECTIONS

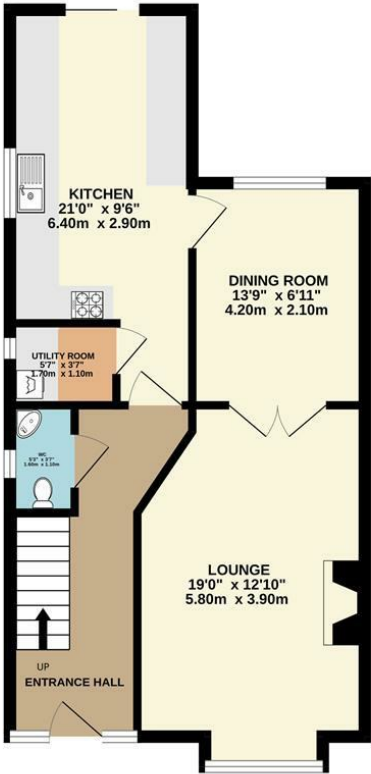
From Dublin travel along the M3 into Navan. Exit at Junction 8 for Navan. At the roundabout take the first exit for Navan Town. Travel towards Navan and at the 4th set of traffic lights turn right up Flowerhill. Take the first left (At Flowerhill Furniture) and at the traffic lights continue straight.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

EIRCODE: C15 VXP8

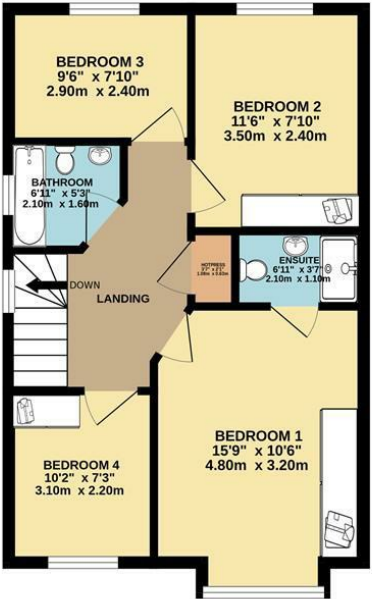


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1292sq.ft. (120.0 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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