





► No. 131 Oak Vale, Bailis Downs is a 3 bedroom semi detached property located in the sought after development Bailis Downs located on the Dublin side of Navan Town within close proximity to the Bailis Village Complex and the M3 motorway.

131 Oak Crescent, Bailis Downs, Navan, Co. Meath C15 A6N2

1023.00 sq ft

3 Bedrooms

3 Bathrooms

INTRODUCTION

This attractive home boasts a striking exterior featuring an almost maintenance free finish with cream render and buff brick facade and a large driveway providing ample space for off street parking.

The property is positioned overlooking a nice open green area to the front and is in a cul de sac location.

Internally, the property is thoughtfully laid out with a bright and spacious open plan kitchen and dining area seamlessly flowing into a large comfortable lounge.

The home offers three generously sized bedrooms and is further enhanced by a large rear garden providing excellent outdoor space.

Situated in the highly sought after area of Johnstown on the Dublin side of Navan Town the property is within walking distance of a wide range of local amenities including Supervalu, pharmacy, pub, hairdressers, creches, primary and secondary schools and multiple bus stops with regular services to Dublin City Centre, Dublin Airport and Navan Town Centre.

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

FEATURES

- Front row cul de sac location
- Overlooking a large green area
- Sought after residential area
- Very well presented throughout
- Spacious open plan living accommodation
- West facing back garden
- Ready for immediate occupation
- Gas fired central heating (New Boiler)
- Fully alarmed
- PVC double glazed windows
- PVC fascia and soffit
- Garden shed





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, appliances, furniture and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

15'8" x 5'6"

With wooden flooring, hardwood door with leaded glass side panel.

Lounge

17'0" x 11'9"

With wooden flooring, feature wooden fireplace with open fire, coving and double doors to Kitchen / Dining..

Kitchen / Dining Room

17'4" x 12'9"

With wooden and vinyl flooring, built in wall and floor units, oven/hob, extractor fan and sliding rear door.

Guest w.c.

4'11" x 2'11"

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

Landing

9'6" x 7'2"

With wooden flooring and hotpress.

Bedroom 1

13'5" x 11'1"

With wooden flooring and built in wardrobes.

Ensuite

6'10" x 4'7"

With tiled wall and floors w.h.b, w.c and shower.

Bedroom 2

11'1" x 8'10"

With wooden flooring and built in wardrobes.

Bedroom 3

9'2" x 7'6"

With wooden flooring and built in wardrobes.

Bathroom

6'10" x 5'10"

With wooden flooring, partially tiled walls, w.h.b, w.c. and bath.

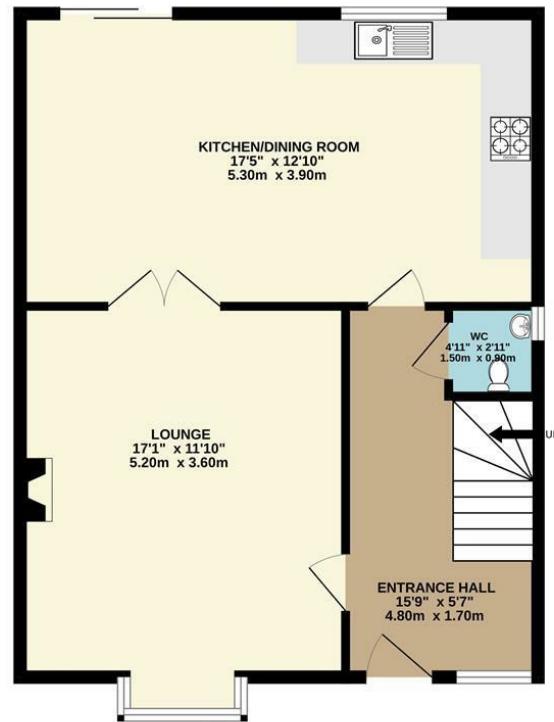
DIRECTIONS

EIRCODE: C15 A6N2

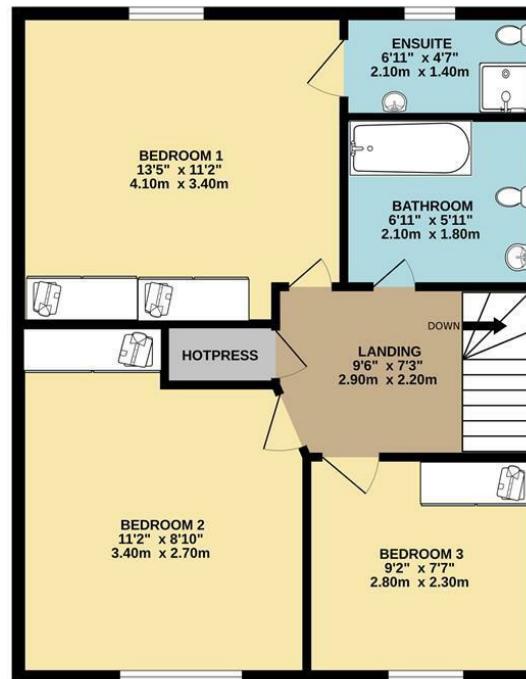


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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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