








New to the market is this exceptional 4 bedroom semi detached residence with garage extending to c. 129 sq.m. Located in the mature residential development of Old Balreask Woods located off the Navan / Dublin Road.

92 Old Balreask Woods Navan Co. Meath C15 C6YV

 1389.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is nicely proportioned and enjoys a comfortable lounge with double doors to the Dining Room which is off the Kitchen, with a spacious utility off.

The property is presented in excellent condition with high quality flooring, tiling, attractive maintenance free façade, landscaped rear garden, cobblelock driveway, walled in driveway and side access.

This property is located only minutes from Navan Town and all its amenities. Johnstown Shopping Centre is within walking distance.

Old Balreask Woods is easily accessible to the M3.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Utility, Guest W.C., 4 Bedrooms (Master Ensuite) and Bathroom. Garage.

FEATURES

- Excellently presented throughout
- Fully alarmed
- Attractive part brick façade
- Walled in cobblelock driveway
- Landscaped rear garden
- Decked area
- Gas Heating (Upgraded boiler)
- Hive System
- Wall Box car charger





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

5.35 x 1.99

With hardwood front door with glass side panels, tiled flooring, coving, under-stairs storage and radiator cover.

Lounge

5.38 x 3.53

With wooden flooring, feature wooden fireplace with cast iron insert (open fire), coving, bay window, T.V. point and double doors with glass inserts to Dining Room.

Dining Room

4.20 x 2.89

With wooden flooring and patio doors to the rear garden.

Kitchen

4.19 x 3.66

With tiled flooring, built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, fridge freezer and dishwasher.

Utility Room

2.56 x 2.38

With tiled flooring, built in wall and floor units, washing machine and pvc door to the rear.

Guest w.c.

1.87 x 0.79

With tiled flooring, w.c. and w.h.b. with vanity unit.

Landing

With carpet and hotpress.

Bedroom 1

4.15 x 1.82

With carpet, built in wardrobes and T.V. point.

Ensuite

2.50 x 2.15

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

Bedroom 2

3.9 x 2.51

With carpet and built in wardrobes.

Bedroom 3

3.1 x 2.74

With carpet and built in wardrobes.

Bedroom 4

2.72 x 2.35

With carpet and built in wardrobes.

Bathroom

2.05 x 1.71

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

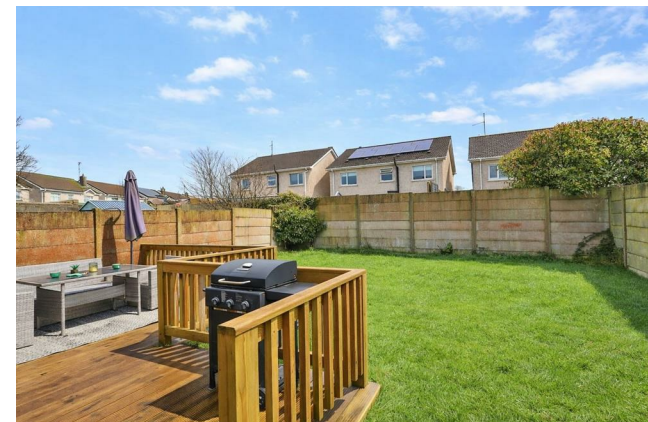
Garage

5.9 x 2.50

With electricity and up & over door.

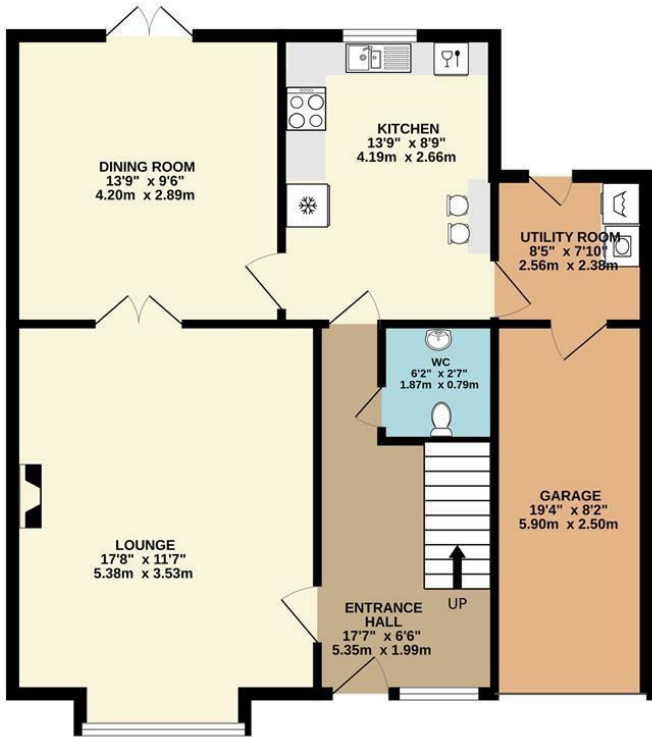
DIRECTIONS

EIRCODE: C15 C6YV

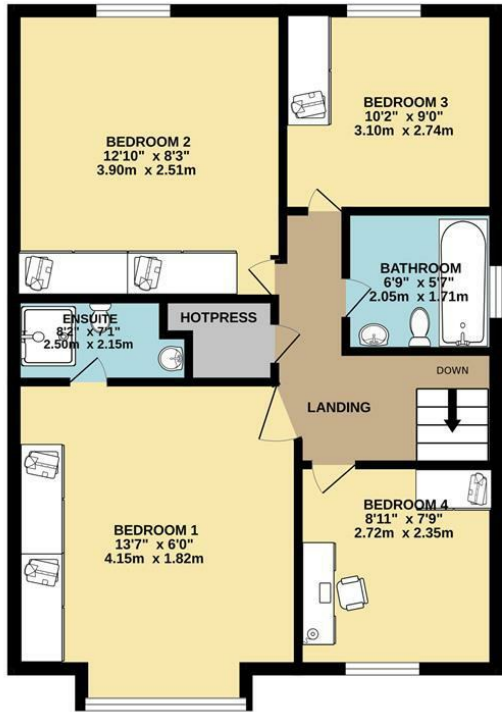


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1389sq.ft. (129.0 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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