





A very spacious two bedroom apartment with a large study extending to c.68 sq.m. located on the first floor in Belfry View overlooking the Fair Green in Navan Town Centre.



# 3 Belfry View, Navan, Co. Meath, C15 XF67

 732.00 sq ft

 2 Bedrooms

 1 Bathrooms

## INTRODUCTION

The property is presented in good condition throughout with light filled and well laid out accommodation, which includes a large open plan kitchen/dining/living room. There are two large bedrooms and in addition to these is another room with a velux window offer that extra space in this already spacious apartment.

Belfry View is located in modern mix development block occupied by high quality users in the middle of Navan Town Centre and is ideally located close to all amenities and transport links the town has to offer, including shops, cafes, restaurants, sporting facilities and direct bus links to Dublin.

Accommodation includes Entrance Hall, Kitchen/Dining/Living room, 2 Bedrooms, Study and Bathroom.

## FEATURES

- Presented in good condition
- Town Centre location
- Bright and spacious living accommodation
- Electric storage heating
- Management company: Nest Estate Agents, Unit 6 Haymarket, Dyer Street
- Management fees: €1,255
- Previous rent: €1,380pm

## FIXTURES & FITTINGS

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

## ACCOMMODATION

### Entrance Hall

With wooden flooring and hardwood front door.

### Kitchen/Dining/Living Room

16'10" x 16'2"

With wooden flooring, built in wall to floor units, laminate worktop, stainless steel sink, oven, hob, extractor fan, fridge, TV point, hotpress and sliding door to balcony.

### Study

9'9" x 9'4"

With wooden flooring.

### Bedroom 1

13'10" x 9'4"

With wooden flooring.

### Bedroom 2

9'8" x 9'6"

With wooden flooring.

### Bathroom

7'3" x 6'1"

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

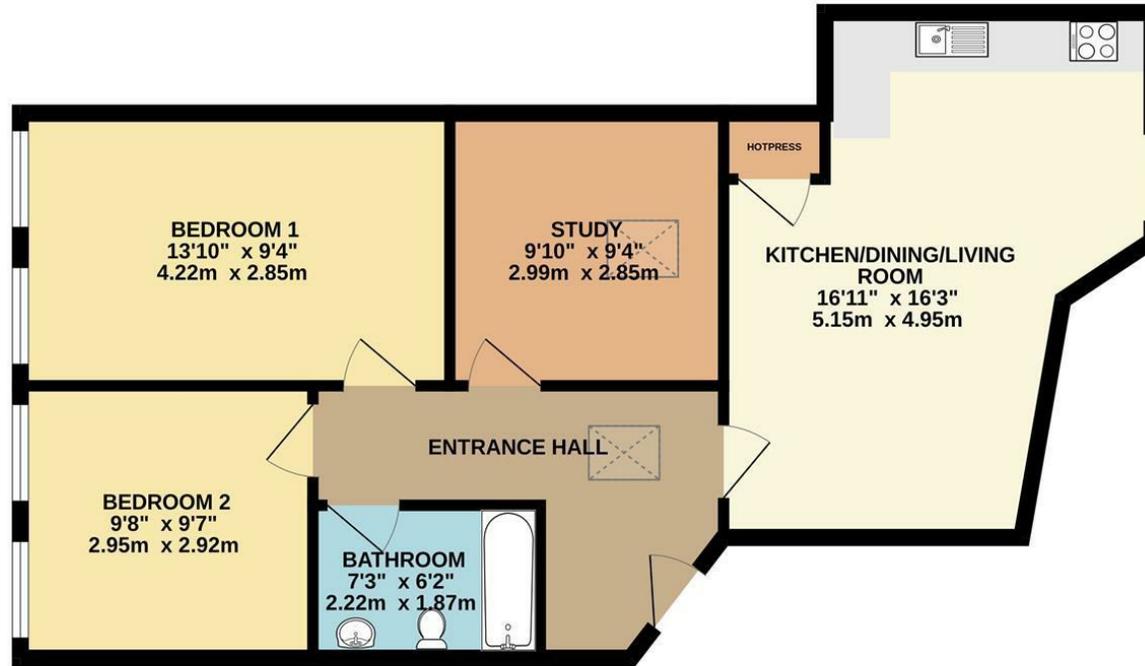
## DIRECTIONS

EIRCODE: C15 XF67



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 732sq.ft. (68.0 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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