





An exceptional 3 bedroom semi detached home extending to c. 102 sq.m. located in the popular residential area of Clonmagadden Park.

This is a very impressive home which has been extensively upgraded now boosting a B energy rating and is presented in excellent condition. This property is excellently positioned and overlooks a large green area to the front.



31 Clonmagadden Park, Navan, Co. Meath C15 RVF1



1098.00 sq ft



3



3

INTRODUCTION

Upgrade works to this property include new triple glazed windows and doors, modern kitchen with extended cupboard space, top quality bathroom, ensuite and w.c., solid fuel stove insert, new gas boiler, upgraded insulation to include reinsulated attic and floors upstairs and thermostatically controlled heating.

This property is presented stylishly where comfort and modern conveniences combine.

It is within walking distance of all local amenities in Blackcastle Shopping Centre, Tesco, schools, church and sporting facilities including the Aura Leisure Complex.

Blackwater Park and The Boyne Valley Greenway is within walking distance of the property.

Navan Town Centre is also close by along with all major bus stops accommodation buses to City Centre and surrounding towns.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility / Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Bathroom.

ACCOMMODATION

Entrance Hall

21'4" x 5'10"

With composite door with glass side panels, wooden flooring, feature panelled wall, built in under-stairs storage, radiator cover and coving.

Lounge

18'11" x 11'3"

With wooden flooring, built in solid fuel stove insert (with internal fan), granite hearth, feature paneled wall, coving and open plan to Dining Room.

Dining Room

10'8" x 8'8"

With wooden flooring and coving. Open plan to Kitchen.

Kitchen

15'2" x 8'4"

With tiled flooring, modern high gloss built in walls and floor units, matt black sink unit with chrome taps, splashback tiling, oven, hob, extractor fan, integrated bins, integrated fridge freezer and patio doors to the rear garden.

Utility / Guest w.c.

6'3" x 4'9"

With wooden flooring, tiled walls, w.c., w.h.b, washing machine, tumble dryer, built in wall mounted storage.

Landing

With wooden flooring and storage press.





Bedroom 1

14'0" x 10'6"

With wooden flooring and built in wardrobes.

Ensuite

6'9" x 4'10"

With tiled flooring, tiled walls, w.c., w.h.b. with vanity unit, shower with built in shelf space and heated towel rail.

Bedroom 2

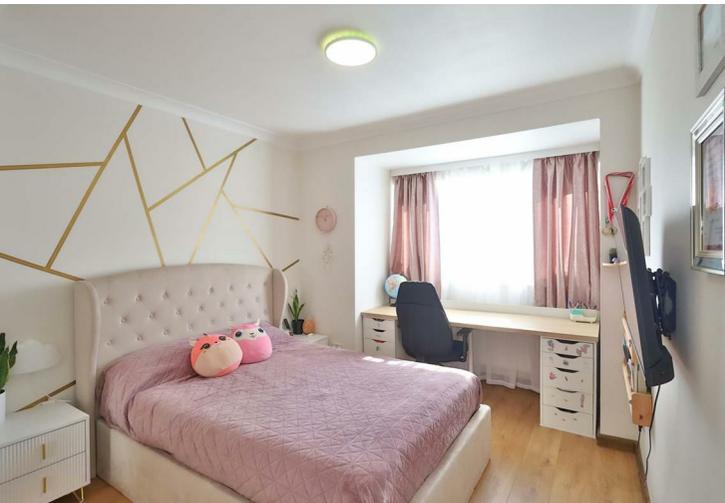
15'7" x 9'8"

With wooden flooring and built in wardrobes.

Bedroom 3

8'7" x 7'8"

With wooden flooring and built in wardrobes.



Bathroom

8'10" x 5'6"

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

FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, integrated fridge freezer, washing machine, tumble dryer, solid fuel stove are included in the sale. (Ring door bell not included).

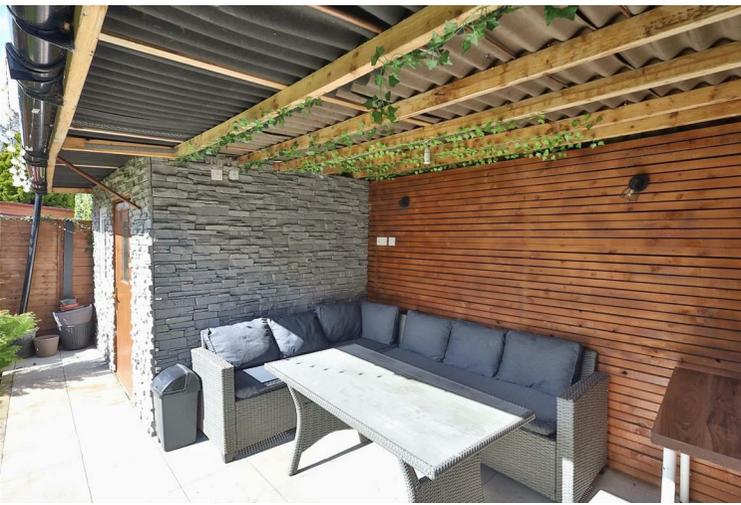
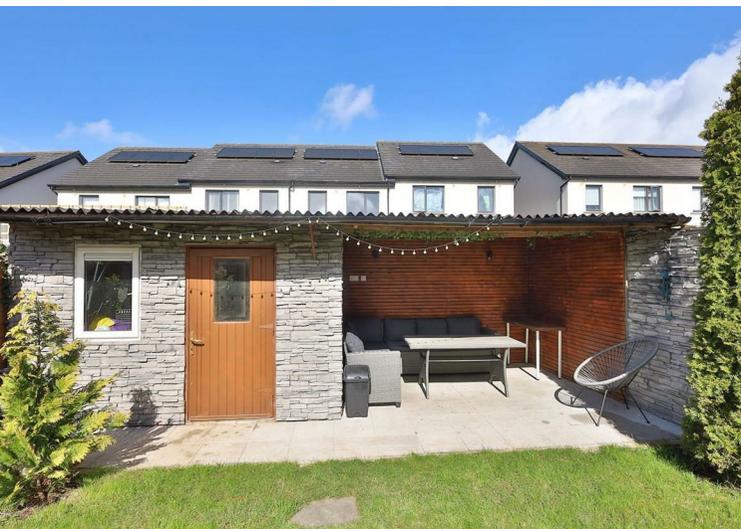
FEATURES

- High Energy rating
- Presented in excellent condition
- Upgraded throughout
- Gas fired central heating (Combi boiler)
- Solid fuel stove with built in fan
- Instant hot water
- Side entrance with wooden gate
- Brick piers to the front with concrete driveway
- Exceptionally well maintained front and rear gardens
- New PVC triple glazed windows and doors
- PVC fascia and soffit
- Block shed
- Enclosed BBQ area with feature timber wall

DIRECTIONS

C15 RVF1





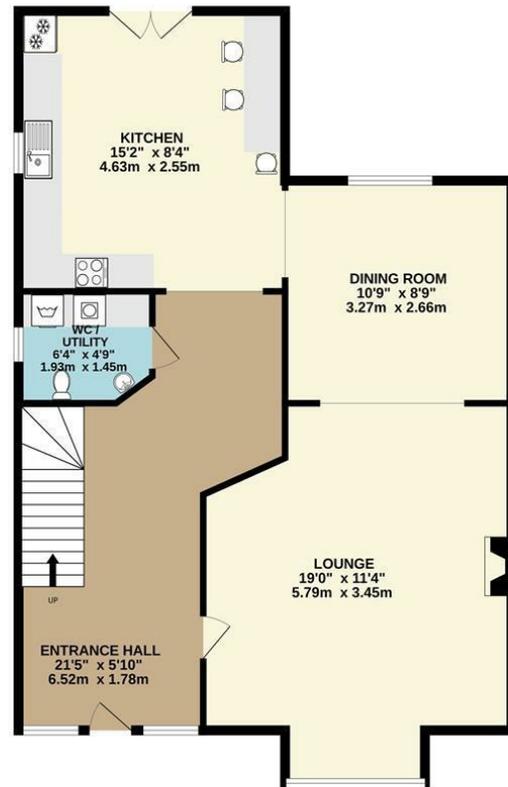


Tesco

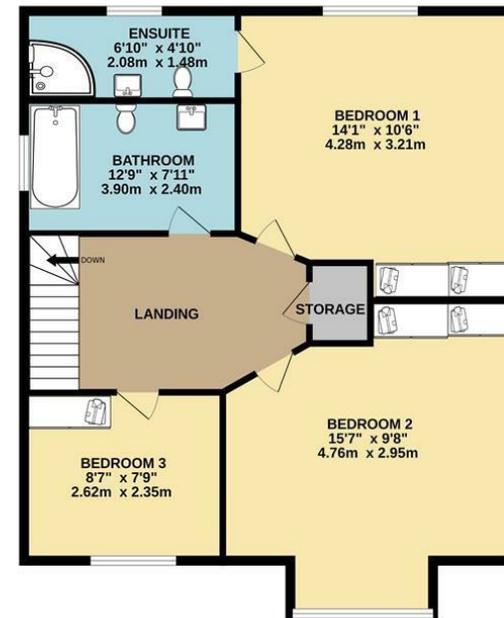
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FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 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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