




Raymond
Potterton

95 Ferndale, Navan, Co. Meath, C15 H6C7

€375,000

BER C2



A lovely 4 bedroom semi detached residence extending to c. 124 sq.m. (1335 sq.ft.) nicely situated in the popular residential area of Ferndale.

The property is well positioned in a nice quiet cul de sac location with a large green open space at the end of the cul de sac.

95 Ferndale, Navan, Co. Meath, C15 H6C7

 1335.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property has been very well maintained and upgraded over the years and is presented in excellent condition.

The property has top quality flooring, modern bathrooms and offers a bright open plan kitchen with double doors to a cosy lounge.

The exterior of this property will not disappoint with a beautiful mature back garden with patio area and manicured lawns and to the front is a lovely garden with a large driveway suitable for two cars.

Ferndale is a lovely mature residential development ideally located within minutes walk from Navan Town Centre.

It is adjacent all the local amenities to include schools, local shops, newly opened Tesco, church, swimming pool and leisure centre and local GAA club. Close to the property is Blackwater Park and the Boyne Valley Greenway.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility, Guest W.C., Study / Bedroom 4, 3 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Mature and much sought after location
- Walking distance to Navan Town
- Very well presented throughout
- Walled in large front driveway and lawn
- Landscaped back garden
- Fully alarmed
- Dual Heating - Oil & solid fuel central heating
- Stira to the attic, floored
- Attic reinsulated
- External front insulation
- Study / internal wall insulated
- PVC double glazed windows





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob and extractor fan are included in the sale. Furniture open to an offer



ACCOMMODATION

Entrance Porch & Hall

3.84m x 1.96m

With storm porch with sliding doors and tiled entrance. Hall with wooden front door with leaded glass side panels, solid maple flooring, coving and centrepiece.

Lounge

6.36 x 4.06

With bay window overlooking the front garden, solid maple flooring, wall and centre lighting, feature hardwood fireplace with marble insert (open fire and back boiler), coving and double doors with glass inserts to Kitchen / Dining.

Kitchen/Dining

6.36m x 4.06m

With tiled flooring, built in wall and floor units with breakfast counter, splashback tiling, stainless steel sink unit, Neff oven, hob, extractor fan and sliding doors to the rear garden.

Utility

2.42m x 1.99m

With tiled flooring, built in floor units with stainless steel sink unit, plumbed for washing machine and PVC double glazed door to the rear.

Shower Room

1.59m x 1.44m

With tiled flooring, wall cladding on wet areas, w.c., w.h.b. and shower with Triton T80si.

Study / Bedroom 4

4.8m x 2.47m

With maple wooden flooring and recessed lights.

Landing

With carpet and hotpress.

Bedroom 1

3.9m x 3.85m

With wooden flooring and built in wardrobes.

En-Suite

2.41m x 0.99m

With tiled flooring, tiled walls, w.c., w.h.b. with vanity unit, shower with Aqualisa pump shower, wall mounted shelving unit with mirrored door and recessed lighting and heated towel rail.

Bedroom 2

3.33 x 3.16

Double room with wooden flooring and built in wardrobes.

Bedroom 3

3.03m x 2.41m

With wooden flooring.

Bathroom

2.59 x 1.95

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

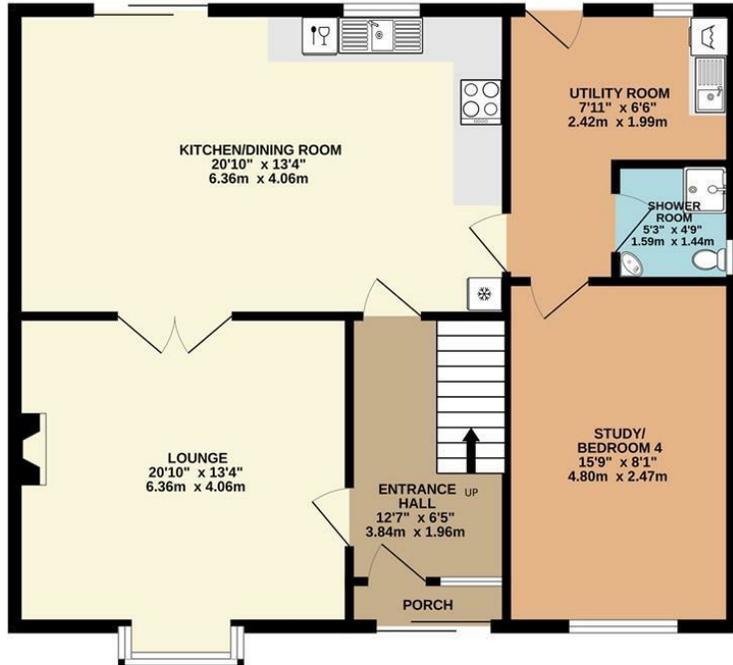
DIRECTIONS

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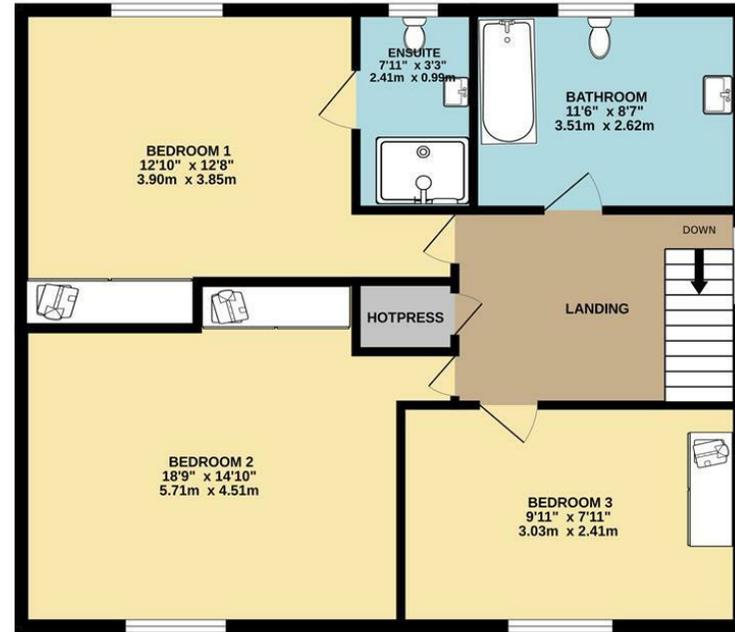


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1335sq.ft. (124.0 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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