



  
Raymond  
Potterton

10 The Crescent, Ruxton Oaks, Navan, Co. Meath C15XED0


€449,000


BER A2




10 The Crescent is an excellent 3 bedroom semi detached house extending to c. 115 sq.m. ideally located to the front of Ruxton Oaks.

# 10 The Crescent, Ruxton Oaks, Navan, Co. Meath C15XED0

 1238.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property overlooks a lovely green open plan space to the front. Finished with a red brick exterior and cream render with cream double glazed windows complimented with a cobblelock driveway and pathway with low boundary hedging.

Facing west the rear garden offers great space and benefits from the privacy of well placed block walls. It offers potential for extension subject to the necessary planning permission.

Internally this property offers a high end finish with top quality kitchen, flooring, tiling and water treatment system.

This property is 5 years old and offer an ideal opportunity to purchase an 'A' rated built home which is in turnkey condition and ready for immediate occupation.

Excellently located just off the Slane Road walking distance to Navan Town Centre.

Easy access to the M3 and N3 with N2 also within close proximity.

There are excellent schools and local amenities including Supermarket, Post Office and many more retail units in Blackcastle Shopping Centre within walking distance.

Also close by are a host of sporting facilities including Aura Swimming Pool and Gym, Blackwater Park and the lovely Boyne Greenway.

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

## FEATURES

- Turnkey condition
- Air to water heat pump
- Landscaped rear garden with south west orientation
- Potential for extension STPP
- Exceptional interior décor
- Top quality flooring
- PVC double glazed windows
- PVC fascia and soffit
- Camera door bell
- Garden bunker
- Stira to the attic
- Potential for attic conversion





### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, water treatment system and camera door bell are included in the sale.

## ACCOMMODATION

### Entrance Hall

19'9" x 12'4"

With composite front door with glass insert and tiled wood effect flooring.

### Lounge

16'9" x 11'9"

Lovely dual aspect room with carpet and TV point.

### Kitchen / Dining

16'10" x 12'0"

With tiled wood effect flooring, built in modern wall and floor units with hard worktop, Telma sink unit, water filter system and tap, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and patio doors to the garden.

### Utility

6'7" x 5'6"

With tiled wood effect flooring, built in unit with counter top, washing machine, and tumble dryer.

### Guest w.c.

5'0" x 4'6"

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

### Landing

With carpet, hotpress and stira to the attic.

### Bedroom 1

15'1" x 9'9"

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

### Ensuite

6'5" x 4'6"

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

### Bedroom 2

11'9" x 10'0"

With carpet.

### Bedroom 3

11'4" x 9'9"

With carpet.

### Bathroom

7'10" x 6'0"

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

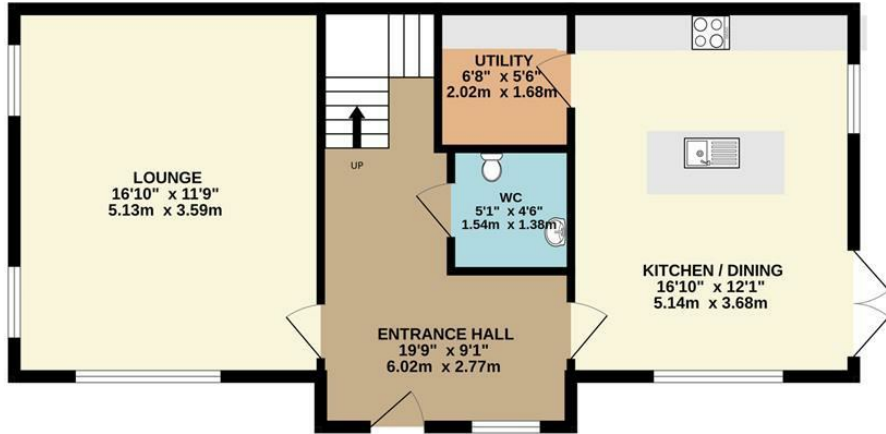
## DIRECTIONS

EIRCODE: C15 XED0



# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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