




Raymond
Potterton

17 Fitzherbert Court, Navan, Co. Meath C15 N2WK

€365,000


BER C1





Superb three-bedroom semi-detached residence presented in true turn-key condition, having been completely modernised and upgraded to an exceptional standard throughout.



17 Fitzherbert Court, Navan, Co. Meath C15 N2WK

 1163.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This elegant and spacious home extends to approximately 1,163 sq. ft. and comes with the added benefit of high-quality furniture and appliances included in the sale, making it an ideal choice for those seeking a stylish, ready-to-move-in property.

The property has undergone a full transformation in recent years, boasting a brand-new contemporary kitchen, luxurious modern bathrooms, and top-quality flooring throughout. Every detail has been carefully considered, with premium fixtures and fittings enhancing the overall finish. The result is a stunning, bright, and spacious home that perfectly balances comfort and modern living.

Internally, the accommodation is both well-proportioned and thoughtfully laid out, offering generous living space ideal for families and entertaining alike. The welcoming entrance hall leads to a beautifully presented lounge, while the fully fitted kitchen/dining area is finished to a high specification and provides a bright and functional heart to the home.

The property features a front driveway providing off-street parking and a good-sized rear garden, ideal for outdoor enjoyment.

Fitzherbert Court is a highly sought-after and well-established development with all local amenities on its doorstep.

The property is within walking distance of Navan Town Centre and Blackcastle Shopping Centre, offering a wide range of retail and service options. The area is also well served by excellent transport links, with easy access to the M3 motorway providing a straightforward commute to Dublin and beyond.

Number 17 is sure to attract strong interest due to its impeccable condition, modern upgrades, and prime location. Early viewing is highly recommended to truly appreciate the quality and finish behind the door of this outstanding home.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining Area, 3 Large Bedrooms (Master Ensuite) and Family Bathroom.





FIXTURES & FITTINGS

All flooring, curtains, blinds furniture, light fittings and large kitchen appliances are included in the sale.

ACCOMMODATION

Entrance Hall

5.7 x 1.7

Wood flooring, feature wall panelling with decorative lighting, coving.

Lounge

5.9 x 3.2

Wood flooring, coving, stove, feature fireplace, pocket doors to dining area.

Kitchen / Living Room

4.68 x 7.09

Wood flooring, coving, feature wall radiator, built-in wall and floor units, recently upgraded appliances included.

Guest w.c.

1.6 x 06

Tiled walls and floor, feature mirror, w.c. and w.h.b.

Landing

Wood flooring.

Bedroom 1

4.3 x 3.1

Wood flooring, fitted wardrobes.

Ensuite

1.9 x 1.6

Fully tiled, shower with rainfall head, fan unit, w.c. and w.h.b.

Bedroom 2

4.9 x 2.5

Wood flooring, fitted wardrobes.

Bedroom 3

3.3 x 2.2

Wood flooring, built-in wardrobe.

Bathroom

2.2 x 1.7

Fully tiled, w.c. and w.h.b., feature mirror, vanity unit, high-quality fixtures and fittings, built-in wall shelf.

FEATURES

- Fully furnished
- Turn key modernised home
- Stove
- Ready to go
- Gas fired central heating
- Maintenance free exterior
- Double glazed windows
- Popular location

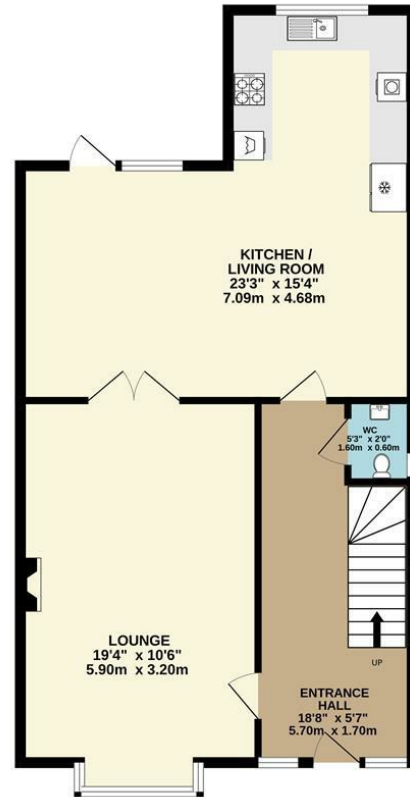
DIRECTIONS

From Dublin travel along the N3 into Navan. In Navan turn right at the fifth set of traffic lights. Continue straight and at the roundabout take the third exit. Continue and turn right into Fitzherbert Court. Take the next right. Number 17 is on the left and is identified by our For-Sale Sign

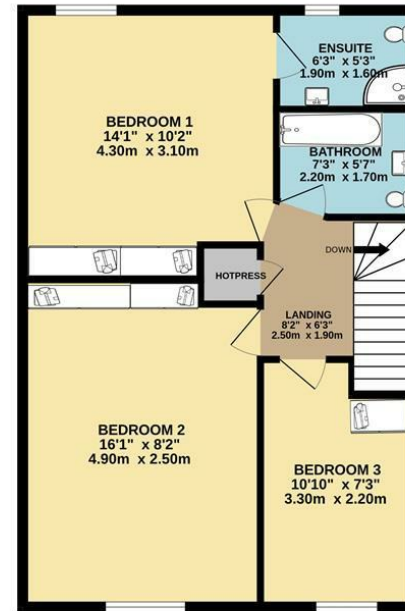


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1163sq.ft. (108.0 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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