




**Raymond
Potterton**

19 The Elms, Beaufort Place, Navan, Co. Meath C15F2W7


€385,000


BER C3




A large 4 / 5 bedroom semi detached home positioned in the highly regarded development Beaufort Place walking distance from Navan Town.

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 1345.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

Situated in a quiet and highly desirable cul de sac within Beaufort Place this impressive four bedroom semi detached residence immediately stands out with its striking cream rendered exterior complemented by red brick detailing and front pillars.

The front driveway is extensively paved and provides generous parking for multiple vehicles.

Large windows allow natural light to pour into the home creating a bright and welcoming property.

The entrance hall leads into a spacious ground floor with two living rooms, a separate dining room and a large kitchen along with a utility room and guest bathroom.

Upstairs there are four good sized bedrooms along with a main bathroom.

The layout offers plenty of space for family living with well sized rooms throughout.

The property has a west facing rear garden, is very spacious and has a garden shed.

Located in the sought after Beaufort Place, Navan this property benefits from close proximity to a wide range of local amenities including excellent primary and secondary schools, shops and a variety of pubs and restaurants while also offering convenient access to the M3 motorway.

With Dublin Airport approximately forty minutes away and regular public transport links further enhancing connectivity making this an ideal location for families and commuters alike.

Accommodation comprises of an Entrance Hall, Lounge, Reception Room, Dining Room, Kitchen, Utility, Guest w.c, 4 Bedrooms (Main Ensuite) and Bathroom.





FIXTURES & FITTINGS

All flooring, carpet, blinds, curtains, kitchen appliances and furniture are included in the sale.

ACCOMMODATION

Entrance Hall

14'1" x 5'6"

With wooden flooring.

Lounge

20'0" x 14'1"

With wooden flooring, hardwood fire with solid fuel stove and double doors to the Dining Room.

Reception

19'0" x 10'2"

With wooden flooring.

Dining Room

12'5" x 10'2"

With wooden flooring.

Kitchen

22'3" x 8'6"

With wooden flooring, built in wall and floor units, oven, hob, extractor fan, fridge/freezer and dishwasher.

Utility Room

6'10" x 7'2"

With vinyl floor covering, built in wall and floor units, washing machine and tumble dryer.

Guest w.c.

7'2" x 2'11"

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

Bedroom 1

13'9" x 10'5"

With carpet and built-in wardrobes.

Ensuite

6'10" x 6'2"

With tiled flooring, tiled walls, heated towel rack, w.c, w.h.b and electric shower.

Bedroom 2

11'9" x 10'2"

With carpet and built-in wardrobes.

Bedroom 3

10'2" x 9'2"

With carpet.

Bedroom 4

9'2" x 7'2"

With carpet and built-in wardrobes.

Bathroom

7'6" x 6'2"

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

FEATURES

- Bright and spacious living accommodation
- Landscaped west facing rear garden
- Large cobblelock driveway
- Oil fired central heating
- Quiet cul de sac location
- Walking distance to Blackcastle Shopping Centre
- Walking distance to St Oliver's School & St. Paul's School

DIRECTIONS

EIRCODE: C15F2W7

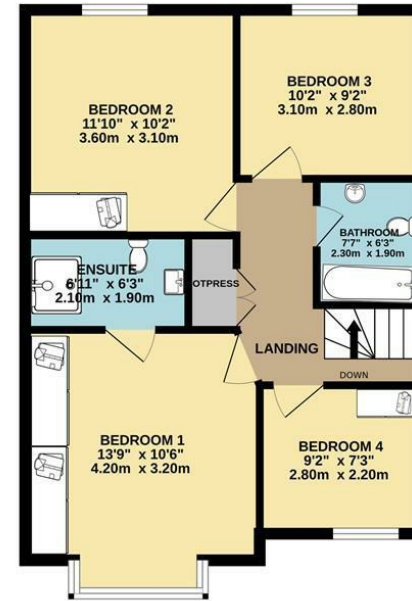


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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