




Raymond
Potterton

3 Poolboy Crescent Navan Co. Meath C15 DX20

€245,000

BER C3





New to the market comes this stunning extra large 2-bedroom apartment for sale in the picturesque town of Navan.


This spacious, modern unit offers a comfortable and stylish living experience. The property features secure private parking accessed via a remote roller shutter from the street.



3 Poolboy Crescent Navan Co. Meath C15 DX20

 753.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

The apartment features generously sized rooms. The open-concept living area seamlessly flows into a well-appointed kitchen with modern appliances and ample counter space. The living room is perfect for entertaining or relaxing, and it opens to a private balcony.

This property offers a unique combination of urban convenience and natural beauty, with easy access to Navan's amenities, shops, and restaurants, while the riverfront location provides a serene escape from the hustle and bustle of daily life.

With ample storage space, modern fixtures, and a secure parking area, this 2-bedroom apartment is an excellent opportunity for those seeking a comfortable and stylish home in the heart of Navan.

Accommodation includes Entrance Hall, Kitchen / Dining area/ Lounge, 2 Bedrooms ensuite, Family Bathroom and utility room.

ACCOMMODATION

Entrance Hall

10'10" x 6'6"

With wood effect laminate flooring and hardwood front door

Kitchen / Dining / Living Room

24'2" x 13'1"

Kitchen: With tiled flooring, built in wall to floor units, laminate worktop, oven, hob, extractor fan, stainless steel sink and washing machine.

Dining/Living Room: With wood effect laminate flooring and sliding glass door to balcony

Bedroom 1

17'2" x 8'6"

With wood effect laminate flooring.

Ensuite

6'5" x 5'0"

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

Bedroom 2

12'10" x 7'11"

With wood effect laminate flooring and built in wardrobe.

Bathroom

7'4" x 4'5"

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

FIXTURES & FITTINGS

All flooring, appliances furniture and curtains are included with the sale.

FEATURES

- Excellent condition
- Ideal for first time buyers & investors alike
- Not rent restricted for investors
- Was owner occupied
- Includes appliances & furniture
- Close to Navan Town Centre
- Private Secure parking
- Spacious bright apartment
- 2 Double Bedrooms
- Management Fees €1,000
- 1 car parking space included

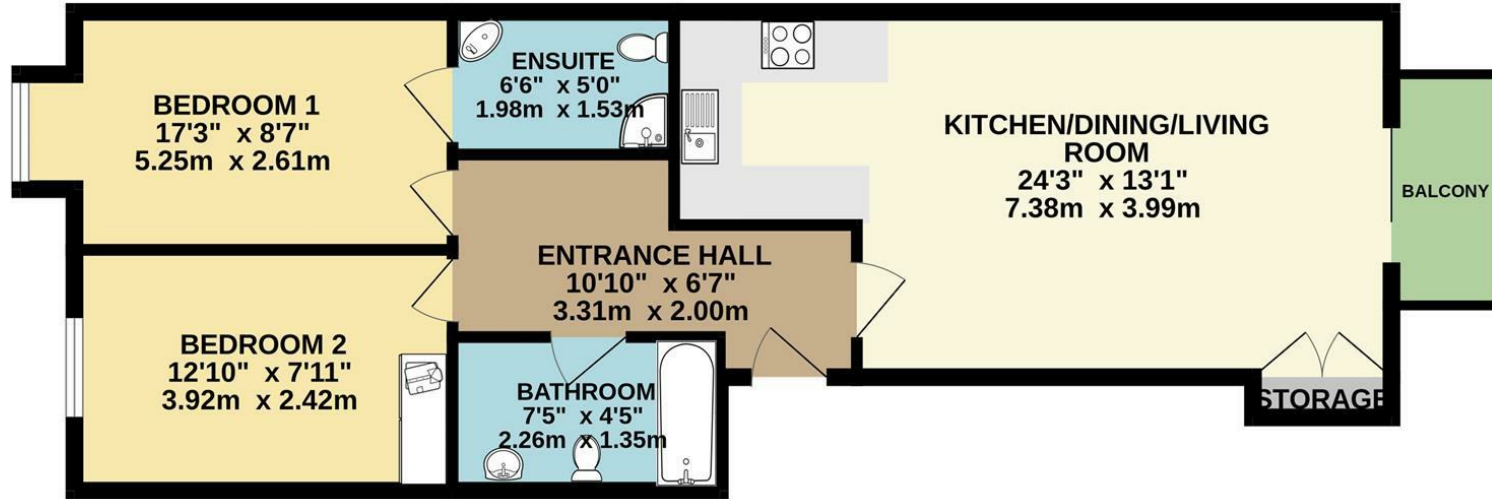
DIRECTIONS

From Dublin travel into Navan on the M3. Take the exit Junction 8 for Navan. In Navan at the 4th set of traffic lights turn right and the apartment complex is located on the lane on the first left -hand turn on Flowerhill.

EIRCODE: C15 DX20



GROUND FLOOR



TOTAL FLOOR AREA : 753sq.ft. (70.0 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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