



35 Cluain Adain View, Navan, Co. Meath, C15 XTW8

€320,000





**Raymond
Potterton**





A superb mid-terrace two-bedroom home constructed in recent years extending to approximately 81 sq.m, ideally situated overlooking a large green area within the modern and highly sought-after Cluain Adain development in Navan.



35 Cluain Adain View, Navan, Co. Meath, C15

 872.00 sq ft

 2 Bedrooms

 3 Bathrooms

INTRODUCTION

This property presents a fantastic opportunity to acquire an A-Rated home that has been further enhanced by its current owner through a range of high-quality upgrades. These include stylish tiling and flooring, upgraded appliances, and a beautifully finished rear garden featuring a paved patio and stunning pergola and decked area ideal for outdoor relaxation.

Externally, the home boasts an attractive part-brick façade and a spacious cobblelock driveway providing generous off-street parking, along with designated bin storage, and the property enjoys a quiet setting within a cul-de-sac.

The location is highly convenient, positioned on the edge of Navan Town with a wide range of amenities close at hand, including the recently opened Tesco Extra, a selection of well-regarded schools, Blackwater Park, and the scenic Greenway.

The property also benefits from excellent transport links, with easy access to the M3 via the new link road.

The accommodation comprises of lounge, kitchen/dining room, guest WC, and two bedrooms, both of which are ensuite.

FEATURES

- High quality interior décor
- A rated home
- Gas heating & PV panels
- Landscaped rear garden with pergola and decking
- Overlooking large green area
- Quiet cul de sac location
- Top quality flooring & internal features
- Stira to the attic
- Fully alarmed





FIXTURES & FITTINGS

All flooring, curtains, blinds, radiator covers, light fittings (excluding kitchen) oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, InSinkErator, dog door, outdoor decking and pergola are included in the sale.

ACCOMMODATION

Lounge

21'0" x 13'2"

With wooden flooring, composite front door with glass side panel, partial acoustic wall panelling and TV point.

Kitchen/Dining Room

14'1" x 12'1"

With wooden flooring, built in wall to floor units, laminate worktop, tiled splashback, oven, electric hob, extractor fan, integrated dishwasher, integrated fridge/freezer and french doors to rear garden.

Guest W.C.

6'11" x 5'10"

With tiled flooring, w.h.b, w.c. and built in storage and counter.

Landing

With carpet.

Bedroom 1

14'2" x 13'0"

With carpet, built in wardrobe and TV point.

Ensuite

5'8" x 4'11"

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

Bedroom 2

13'3" x 10'5"

With carpet, built in wardrobe, built in headboard with bedside lighting and TV point.

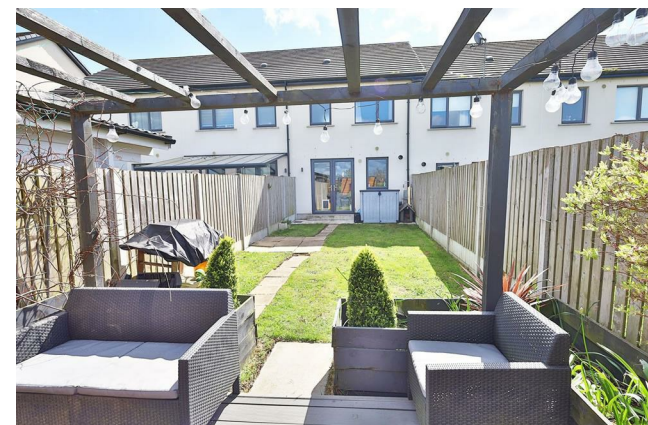
Ensuite

8'0" x 5'2"

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

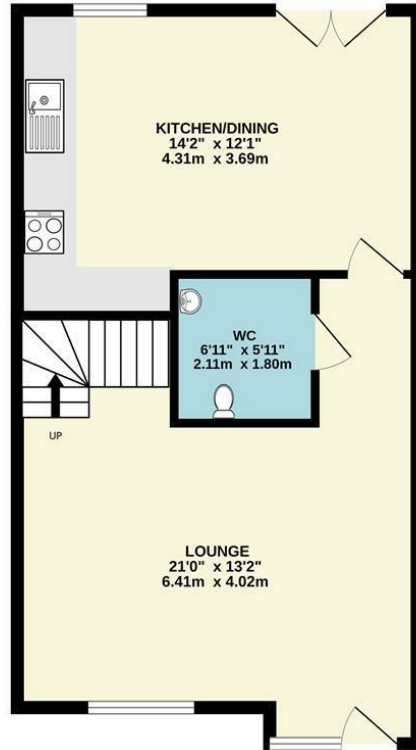
DIRECTIONS

EIRCODE: C15 XTW8

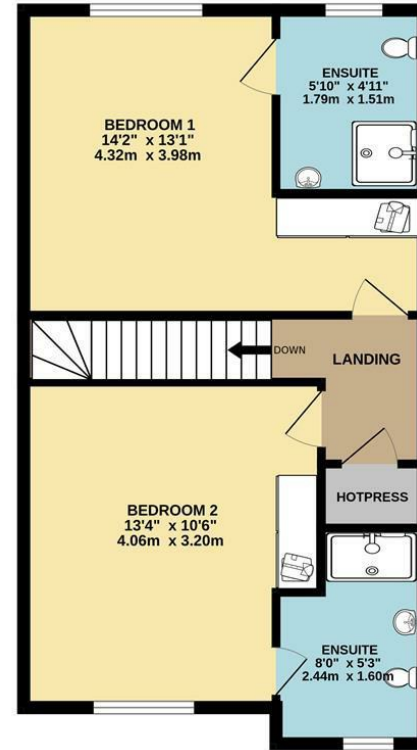


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 872sq.ft. (81.0 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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