

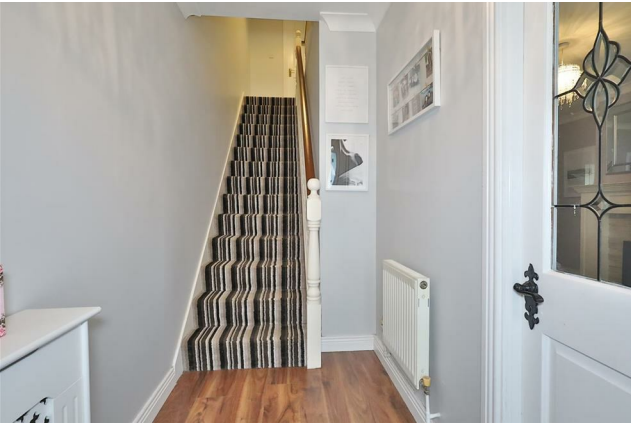



Raymond
Potterton

93 Bru na Habhainn Navan Co. Meath C15 YYF2

€325,000


BER C2





A fantastic 3-bedroom house extending to over 101 sq.mts in a quiet cul de sac location within walking distance to Navan Town centre.



93 Bru na Habhainn Navan Co. Meath C15 YYF2

 1087.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property comes to the market in turnkey condition and is an excellent opportunity for either an owner occupier or an investor alike.

This bright & spacious family home also boasts an attractive red brick façade and spacious garden to rear with a large storage shed included.

The location of the property is second to none within easy reach of schools, shops, restaurants and a whole host of other local amenities.

The M3 motorway and Navan town centre are both within minutes' drive from Brú Na Habhainn and is within walking distance to local transport and buses to Dublin.

Accommodation includes Entrance Hall, Lounge, Kitchen, Utility Room, Guest W.C., 3 Bedrooms (Master Ensuite) and Family Bathroom.

FEATURES

- Excellent condition throughout
- Gas fired central heating
- Solid fuel stove
- Overlooking nice green open space
- Maintenance free rear garden
- Gated side entrance
- PVC double glazed windows
- PVC fascia and soffit





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

2.92 x 1.35

With wooden flooring, coving and composite door with glass panel insert.

Lounge

5.79 x 4.04

With wooden flooring, coving, solid fuel stove with feature fireplace and tiled hearth and TV point.

Kitchen / Dining Room

5.11 x 3.72

With tiled flooring, built in wall to floor units, splashback tiling, integrated dishwasher, Belfast sink and eye level oven.

Utility Room

1.91 x 1.44

With tiled flooring, built in wall to floor units and stainless steel sink.

Guest w.c.

1.42 x 1.38

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

Landing

With carpet and Stira to attic.

Bedroom 1

4.56 x 3.02

With wooden flooring, built in wardrobes and TV point.

Ensuite

2.00 x 1.59

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

Bedroom 2

3.88 x 3.02

With wooden flooring and built in wardrobe.

Bedroom 3

2.81 x 2.77

With wooden flooring and built in wardrobe.

Bathroom

3.20 x 2.00

With tiled flooring, bath with shower overhead, w.h.b and w.c.

DIRECTIONS

EIRCODE: C15 YYF2

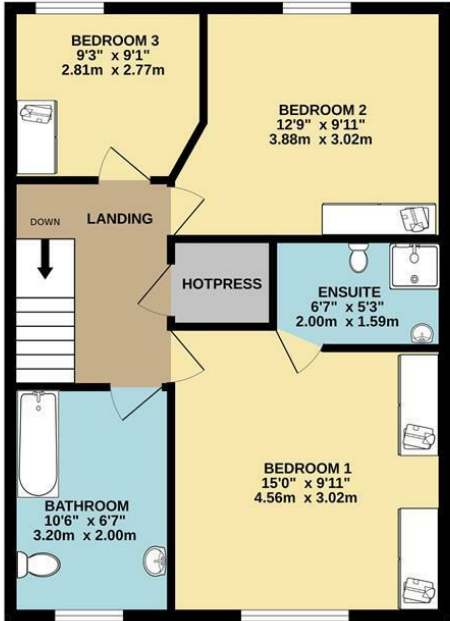


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1087sq.ft. (101.0 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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