

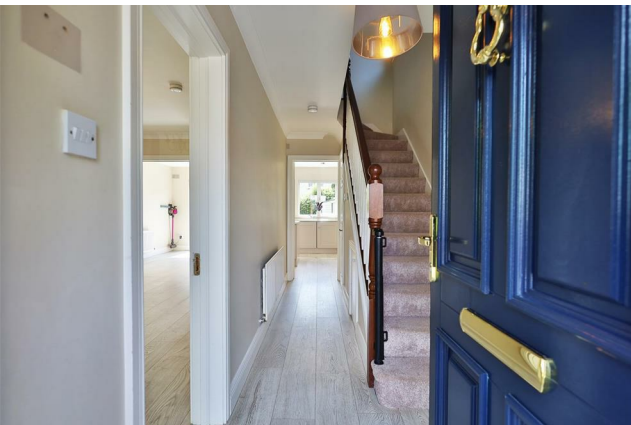


98 Oak Way, Bailis Downs, Navan, Co. Meath, C15 A4C8

€375,000





Raymond
Potterton





A very well presented 3 bedroom semi-detached house located in the very sought after location Bailis Downs located on the Dublin side of Navan Town.



98 Oak Way, Bailis Downs, Navan, Co. Meath, C15

 1055.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is presented in excellent condition. It benefits from many upgrades such as a new kitchen, modern bathroom and ensuite, wooden flooring, solid fuel stove and new external doors. This property enjoys a very good position in the development in a lovely cul de sac. It benefits from a walled in driveway to the front and a lovely rear garden which has a south facing aspect.

It is excellently located with walking distance of the Bailis Village Centre, St Stephen Primary & Secondary Schools and the local leisure and recreational facilities. It is less than 5 minutes from the M3.

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

FEATURES

- Gas fired central heating (upgraded boiler)
- Excellently presented throughout
- Ready for immediate occupation
- Not previously rented
- Large south facing rear garden
- Garden shed
- Red brick piers to the front with concrete driveway
- PVC double glazed windows
- New Front and Patio Doors
- PVC fascia and soffit





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, stove and garden shed are included in the sale.



ACCOMMODATION

Entrance Hall

15'5" x 5'8"

With new composite front door, wooden flooring and understairs storage.

Lounge

15'3" x 11'6"

With wooden flooring, feature limestone fireplace with granite insert and hearth (Henley Stove), bay window, T.V. point and double doors to Kitchen / Dining room.

Kitchen/Dining Room

17'9" x 11'11"

With wooden flooring, modern built in wall to floor units with centre island, stainless steel sink unit, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and patio door to the rear.

Guest W.C.

With wooden flooring, w.c. and wall mounted w.h.b. with vanity unit.

Landing

With carpet and hotpress.

Bedroom 1

13'3" x 11'3"

With carpet and built in wardrobes.

Ensuite

6'2" x 5'1"

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

Bedroom 2

11'7" x 9'8"

With carpet and built in wardrobes.

Bedroom 3

8'6" x 7'8"

With carpet and built in wardrobes.

Bathroom

6'9" x 6'8"

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

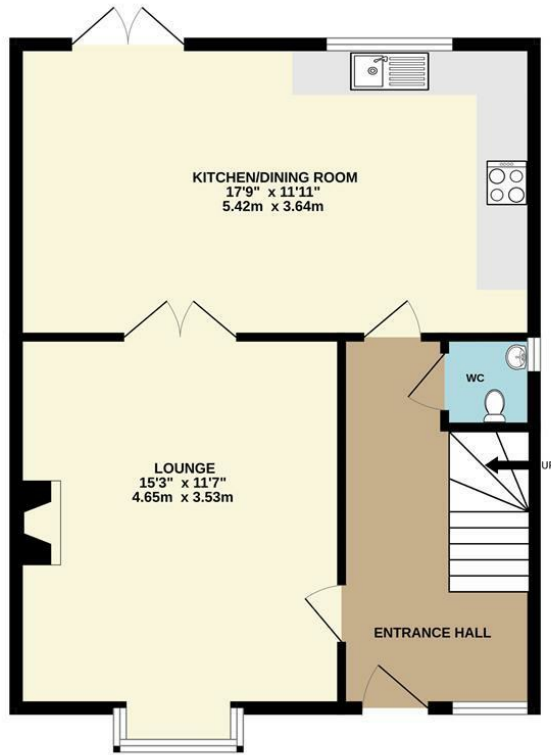
DIRECTIONS

EIRCODE: C15 A4C8

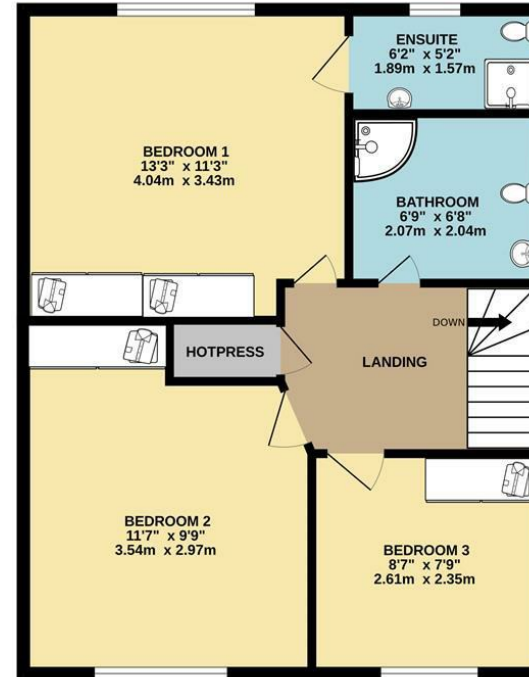


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1055sq.ft. (98.0 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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