



  
Raymond  
Potterton

**47 Canterbrook, Navan, Co. Meath C15 W10F**

**€385,000**


**BER C2**





An excellent 4 bedroom semi detached house extending to c. 108 sq.m. located in the highly sought after Canterbrook development on the Trim Road



# 47 Canterbrook, Navan, Co. Meath C15 W10F

 1167.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This impressive family home offers spacious, modern living in one of Navan's most convenient and established residential settings. The property combines bright and generously proportioned accommodation with a practical layout designed for contemporary family life.

The property has a large back garden with spacious side access and a walled in front driveway providing plenty of room for parking.

Ideally positioned within walking distance of Navan town centre, schools, shops and local amenities, the home also benefits from excellent access to the M3 motorway, making it an ideal choice for commuters. Canterbrook is renowned for its mature surroundings and attractive green spaces, creating a perfect balance of comfort, convenience and community living.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest W.C., Utility 4 Bedrooms (Master Bedroom Ensuite) and Bathroom.

## FEATURES

- Well presented throughout
- Walled in front garden
- Spacious cobblelock driveway
- Wide side access
- Large landscaped rear garden
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Gas heating





### **FIXTURES & FITTINGS**

All carpets, blinds, light fittings, oven, hob, extractor fan, washing machine, fridge freezer, dishwasher, tumble dryer and garden shed included in the sale.



## ACCOMMODATION

### Entrance Hall

16'1" x 5'11"

With hardwood front door with glass side panels, wooden flooring and coving.

### Lounge

15'7" x 12'2"

With wooden flooring, coving, centrepiece, bay window and wooden fireplace with cast iron insert (open fire) and double doors to kitchen / dining room.

### Kitchen/Dining Room

18'6" x 11'1"

With tiled flooring, built in walls and floor units, splash back tiling, stainless steel sink unit, oven, hob, extractor fan and dishwasher. Dining with wooden flooring and sliding patio doors to the rear garden.

### Utility Room

8'7" x 7'1"

With tiled flooring, countertop, washing machine, tumble dryer and door to the rear.

### Guest W.C.

5'1" x 2'7"

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

### Bedroom 4/Playroom

18'5" x 8'3"

With vinyl flooring.

### Landing

With carpet and hotpress.

### Bedroom 1

12'4" x 10'3"

With tongue and groove flooring and built in wardrobes.

### Ensuite

8'4" x 2'6"

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

### Bedroom 2

10'2" x 9'4"

With tongue and groove flooring and built in wardrobes.

### Bedroom 3

8'11" x 7'11"

With tongue and groove flooring and built in wardrobes.

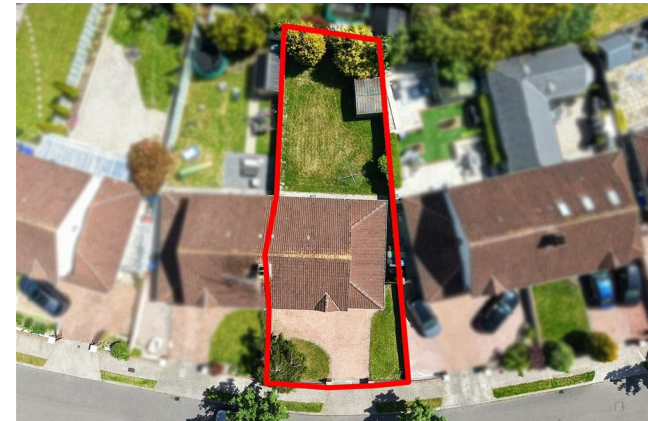
### Bathroom

7'10" x 5'10"

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

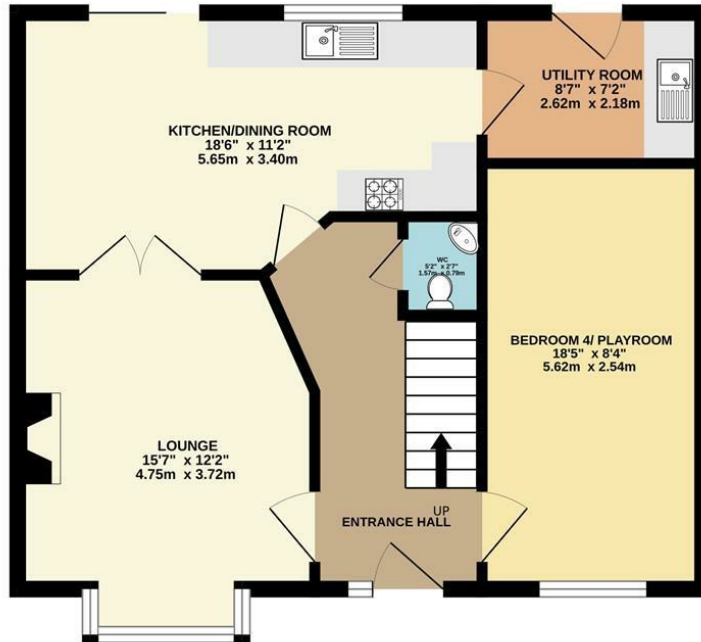
## DIRECTIONS

EIRCODE: C15 W10F

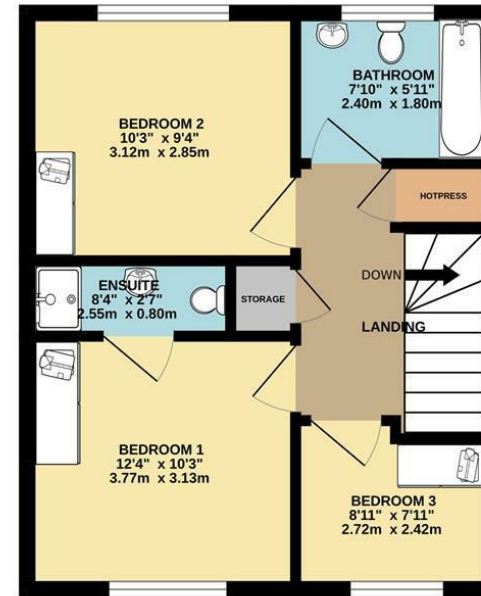


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1168sq.ft. (108.5 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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