



  
Raymond  
Potterton

71 Fitzherbert Court, Slane Road, Navan, Co. Meath, C15X9P8


€425,000


BER C1




71 Fitzherbert Court is a very impressive 4/5 bedrooms semi detached house extending to 143 sq.m. located in the mature estate of Fitzherbert Court which is close to all local amenities and walking distance to Navan Town Centre.

# 71 Fitzherbert Court, Slane Road, Navan, Co.

 1540.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property has a lovely red brick façade with walled in cobblelock driveway which is large providing ample parking for two cars. The back garden has a lovely patio area and maintenance free lawn with two storage sheds. With its southerly aspect this lovely landscaped garden is an ideal space for out door entertaining.

This property is nicely positioned in a cul de sac location close to a large green open space. Fitzherbert Court is a mature and sought after development close to Blackcastle Shopping Centre and a number of excellent schools and walking distance to Navan Town Centre.

This property is very welcoming and is presented in very good condition throughout. It benefits from a solid fuel stove insert, modern flooring and newly placed carpet on the stairs and landing. The Lounge with open plan to Dining area provides an ideal living space.

Accommodation includes Entrance Hall, Lounge / Dining, Kitchen, Utility, Guest w.c., Study / Bedroom 5, 4 Bedrooms (Main ensuite) and Bathroom.

Located on the Slane Road with easy access to Dublin City and Airport via M3 and N2 routes.

## FEATURES

- Excellent condition throughout
- Newly fitted carpet on stairs and landing
- Mature and sought after residential development
- Very attractive red brick façade
- Brick piers with cobblelock driveway
- Walled in landscaped garden
- uPVC double glazed windows
- PVC fascia and soffit
- Garden sheds x 2
- Gas fired central heating





### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, hob and garden sheds are included in the sale.



## ACCOMODATION

### Entrance Hall

16'6" x 6'8"

With wooden flooring, PVC door and coving.

### Lounge / Dining

27'3" x 11'9"

With wooden flooring, marble fireplace with stove insert, coving and centrepiece. Sliding doors to the rear garden.

### Kitchen

16'0" x 13'6"

With tiled flooring, built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, integrated dishwasher and fridge freezer.

### Guest W.C.

6'5" x 2'6"

With tiled floor, tiled wall, w.c. and w.h.b.

### Study / Bedroom 5

7'11" x 5'8"

With wooden flooring.

### Utility

6'7" x 3'7"

With tiled flooring, stainless steel sink unit, washing machine, tumble drier and back door to the rear.

### Landing

With carpet and hotpress

### Bedroom 1

11'5" x 9'6"

With wooden flooring and built in wardrobes.

### Ensuite

7'9" x 2'10"

With tiled flooring, tiled walls, w.c., w.h.b. and shower with Triton T90z.

### Bedroom 2

12'0" x 10'3"

With wooden flooring and built in wardrobes

### Bedroom 3

13'3" x 10'1"

With wooden flooring and built in wardrobes.

### Bedroom 4

12'4" x 10'1"

With wooden flooring and built in wardrobes.

### Bathroom

7'2" x 5'6"

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

## DIRECTIONS

EIRCODE: C15X9P8

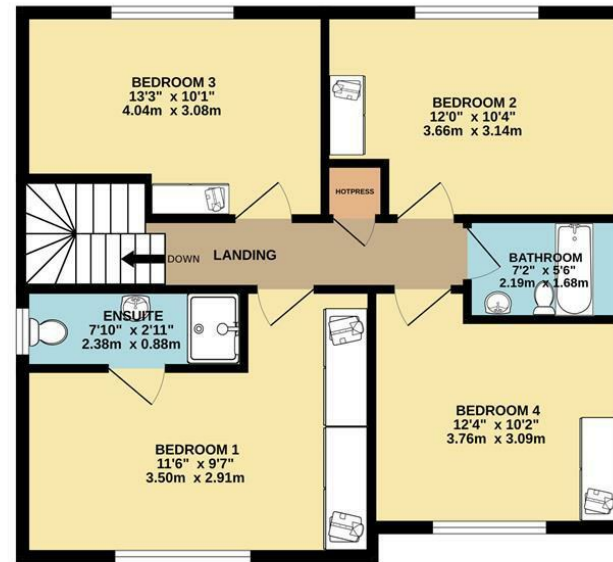


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1539sq.ft. (143.0 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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