





Raymond Potterton Auctioneers are delighted to present this spacious three/four-bedroom semi-detached residence to the market, ideally situated within the ever-popular and mature Blackcastle development in Navan.



60 Blackcastle Estate, Navan, Co. Meath C15V2P6

 1130.00 sq ft

 4 Bedrooms

 1 Bathrooms

INTRODUCTION

Occupying a superb position within this established residential estate, the property offers bright and well-proportioned accommodation throughout and presents an excellent opportunity for purchasers seeking a family home with outstanding potential.

While the property would benefit from some cosmetic modernisation, it provides an ideal opportunity for buyers to create a home tailored to their own style and requirements.

A standout feature of the property is the versatile ground floor multi-use room, which can easily serve as a fourth bedroom, home office, playroom or additional reception room, making it ideal for modern family living.

To the rear, the property enjoys a private and mature garden, providing an excellent space for outdoor entertaining, children to play or simply relaxing in peaceful surroundings.

Blackcastle is one of Navan's most established and sought-after residential locations, just minutes from Navan Town Centre.

The property is adjacent to an excellent range of local amenities including primary and secondary schools, neighbourhood shops, church, Aura Leisure Centre and the scenic Blackwater Park.

Commuters will appreciate the easy access to the N2, N3 and M3, providing convenient links to Dublin City Centre and Dublin Airport.

Accommodation briefly comprises entrance hall, spacious lounge, kitchen/dining room, ground floor multi-use room/fourth bedroom, three first-floor bedrooms, family bathroom and an attached garage.

FEATURES

- Bright & spacious living accommodation
- Mature popular development
- May qualify for grants
- Oil heating





FIXTURES & FITTINGS

The property is sold as seen.



ACCOMMODATION

Entrance Hall

4.00 x 2.08

With wooden flooring.

Lounge

3.75 x 3.68

With wooden flooring and feature mantel piece with an open fire.

Kitchen / Dining Room

6.11 x 3.13

With wooden flooring, built in wall and flooring units, oven/hob, extractor fan, washing machine and dishwasher.

Multiuse Room / Bed 4

3.94 x 2.67

With wooden flooring, brick mantel piece façade with gas fire insert.

Garage

4.67 x 2.45

With concrete flooring.

Landing

3.54 x 1.95

With wooden flooring.

Bedroom 1

3.89 x 3.78

With wooden flooring and built in wardrobes.

Bedroom 2

3.89 x 3.03

With wooden flooring and built in wardrobes

Bedroom 3

2.62 x 2.38

With wooden flooring and built in wardrobes.

DIRECTIONS

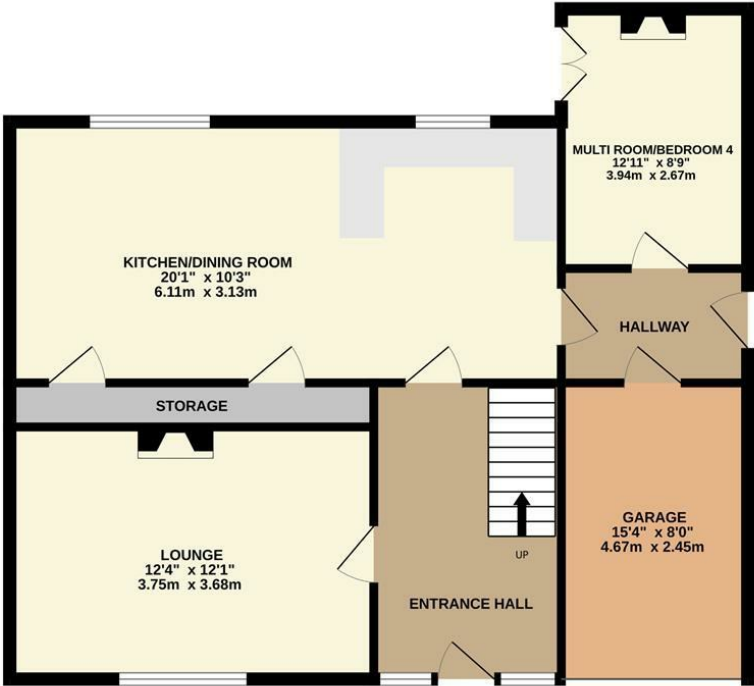
From Dublin travel along the M3 and exit for Navan at Junction 8. Go straight towards Navan Town. At the 5th set of traffic lights turn right up Flower Hill. At the top of flower hill take the 3rd exit off the roundabout out the Slane Road. Follow the road and take the left after the pedestrian lights into Blackcastle Estate. Follow the road around and the property is located on the right had side.

EIRCODE: C15V2P6

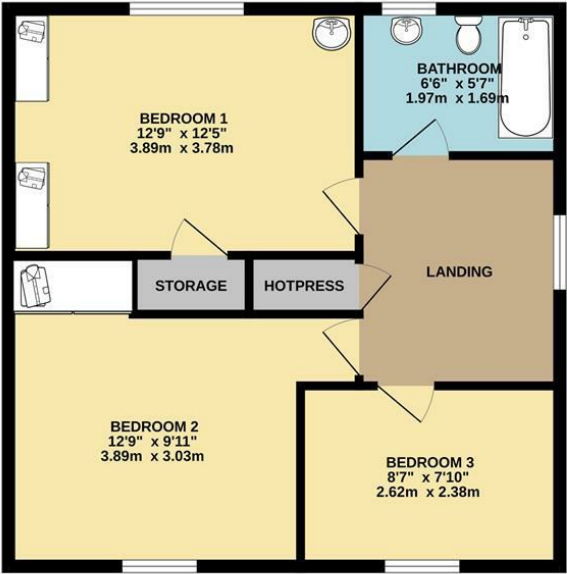


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1130sq.ft. (105.0 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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