





No. 7 Troytown Heights is an impressive five-bedroom semi-detached residence extending to approximately 159 sq.m, offering bright and spacious accommodation in a highly sought-after residential location. The property is within walking distance to Navan Town Centre & Blackcastle Shopping Centre.

7 Troytown Heights, Navan, Co. Meath C15 A0Y0

 1711.00 sq ft

 5 Bedrooms

 3 Bathrooms

INTRODUCTION

To the front, the property features a large, walled tarmac driveway providing ample off-street parking and enjoys an attractive open aspect overlooking a spacious green area.

Inside, the home is bright, welcoming, and well laid out, with generously proportioned accommodation designed to suit modern living.

Large windows allow natural light to fill the home, enhancing the sense of space throughout. There is a spacious open-plan kitchen and dining area that flows seamlessly into a bright sunroom which overlooks the large south facing rear garden.

The rear of the property boasts a substantial south-facing garden, offering the perfect space for outdoor entertaining.

Ideally located, No. 7 Troytown Heights is within walking distance of Navan Town Centre and a wide range of shops, cafés, restaurants, pubs, primary and secondary schools, and local transport links.

The M3 motorway is just minutes away, providing an easy commute to Dublin, while Dublin Airport is approximately 45 minutes away.

FEATURES

- Large residence extending to 159 sq.m
- PVC fascia and soffit
- Double glazed PVC windows
- Oil fired central heating
- Large walled in and tarmac front driveway
- Large south facing rear garden
- Mature estate within walking distance to Navan Shopping Centre
- Walking distance to Blackcastle shopping centre





FIXTURES & FITTINGS

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



ACCOMODATION

Entrance Hall

18'10" x 7'0"

With carpet.

Lounge

15'1" x 14'9"

With wooden flooring, feature fireplace with cast-iron open fire.

Dining Room

11'3" x 11'0"

With wooden flooring.

Kitchen

12'11" x 10'11"

With tiled flooring, built in wall and floor units, oven/hob, extractor fan and integrated dishwasher.

Guest w.c.

9'2" x 4'8"

With tiled flooring, w.c., w.h.b., shower and heated towel rail.

Utility Room

17'5" x 9'9"

With tiled flooring, built in wall and floor units, fridge/freezer, washing machine and tumble dryer.

Sunroom

12'8" x 9'10"

With wooden flooring.

Bedroom 5

15'3" x 8'0"

With wooden flooring.

Bedroom 1

14'1" x 11'7"

With carpet.

Walk-in-wardrobe

7'4" x 6'0"

With built in storage.

Ensuite

8'1" x 7'1"

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

Bedroom 2

14'1" x 9'3"

With wooden flooring and built-in wardrobes.

Bedroom 3

10'7" x 7'6"

With wooden flooring and built-in wardrobes.

Bedroom 4

11'3" x 7'6"

With carpet and built-in wardrobes.

Office

8'2" x 5'1"

With wooden flooring.

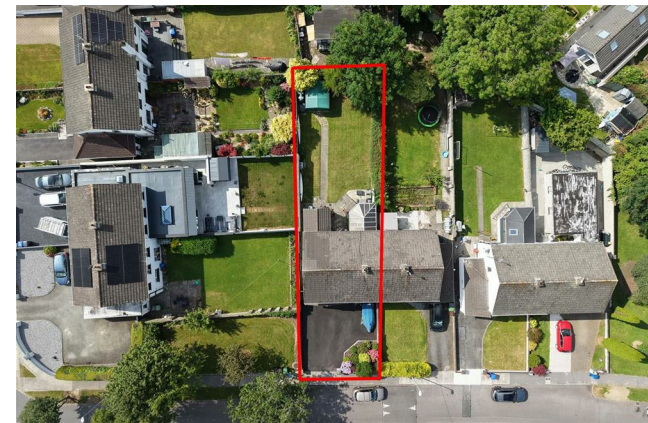
Bathroom

9'6" x 7'3"

Fully tiled with w.c., w.h.b. and shower.

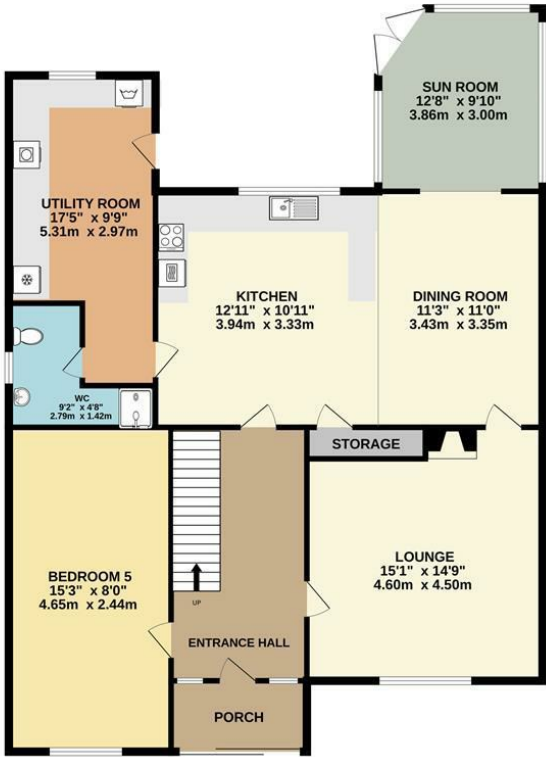
DIRECTIONS

EIRCODE: C15 A0Y0

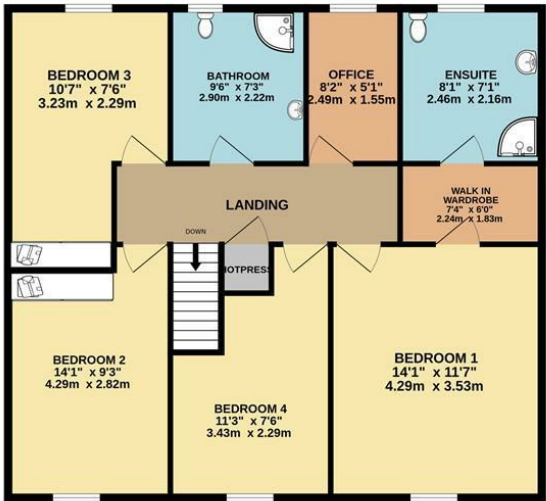


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1711sq.ft. (159.0 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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