





No. 45 Blackcastle Demesne is a superb four bedroom semi detached residence with an attached garage and attic converted extending to c.155 sq.m. situated in a cul-de-sac overlooking a lovely well maintained open green area. Location is superb the highly sought after Blackcastle Demense is within distance of Navan Town Centre.

45 Blackcastle Demesne, Navan, Co. Meath C15 HD2T

 1668.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This attractive home has a part buff brick façade and maintenance free exterior featuring a large cobblelock driveway with ample off-street parking and occupying a prime site with generous side access.

Internally, the property is spacious and well-proportioned throughout, offering bright and comfortable accommodation ideal for modern living.

The home further benefits from an attached garage, offering excellent conversion potential, and a converted attic providing valuable multifunctional space.

Outside, the property boasts an attractive large rear garden with a well appointed patio area.

Ideally located within walking distance of Navan Town Centre, No. 45 is close to local shops, primary and secondary schools, bus routes and all essential transport links, making it an ideal home in one of Navan's most desirable residential areas.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining, Utility Room, Guest W.C, 4 bedrooms (main ensuite), Bathroom, Attic room and Garage.

FEATURES

- Extending to c. 155 sq.m
- Attic room finished to a high standard
- Double glazed PVC windows
- PVC fascia and soffit
- Attached garage
- Large cobblelock driveway
- Landscaped rear garden with patio
- Quiet cul de sac location
- Walking distance to Navan Town Centre





FIXTURES & FITTINGS

All flooring, blinds, extractor fan, hob, oven, dishwasher, washing machine and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

15'9" x 11'0"

With solid oak flooring, PVC door with glass insert and radiator cover.

Lounge

15'9" x 12'10"

With solid oak flooring, wooden fire place with cast iron insert (open fire).

Kitchen / Dining Room

19'5" x 15'2"

Built in wall and floor units, splashback tiling, hob, dishwasher, oven, washing machine extractor fan, sliding patio door and wall panelling with solid oak flooring.

Utility Room

8'5" x 6'11"

With tiled flooring, built in wall and floor units and splashback tiling.

Guest w.c.

4'7" x 2'9"

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

Landing

With semi solid maple flooring.

Bedroom 1

13'7" x 11'0"

With semi solid maple flooring and built in wardrobes.

Ensuite

7'6" x 4'7"

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

Bedroom 2

12'8" x 11'8"

With semi solid maple flooring and built in wardrobes.

Bedroom 3

9'2" x 8'2"

With semi solid maple flooring and built in wardrobes.

Bedroom 4

8'11" x 8'2"

With semi solid maple flooring.

Bathroom

6'9" x 5'8"

With tiled flooring, w.c., w.h.b. and bath with shower overhead.

Attic Room

19'3" x 15'3"

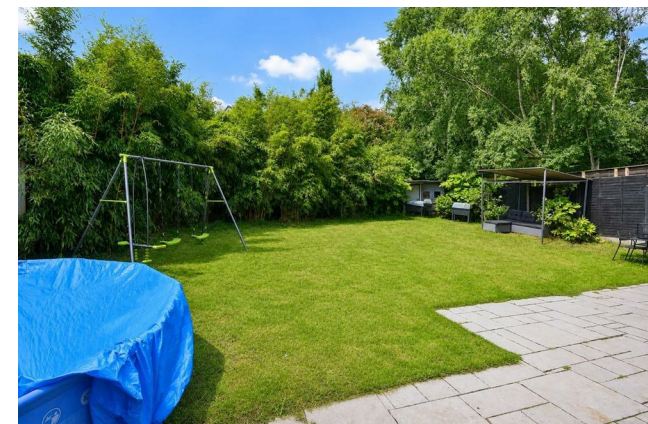
With wooden flooring.

Garage

With up and over door.

DIRECTIONS

EIRCODE: C15 HD2T

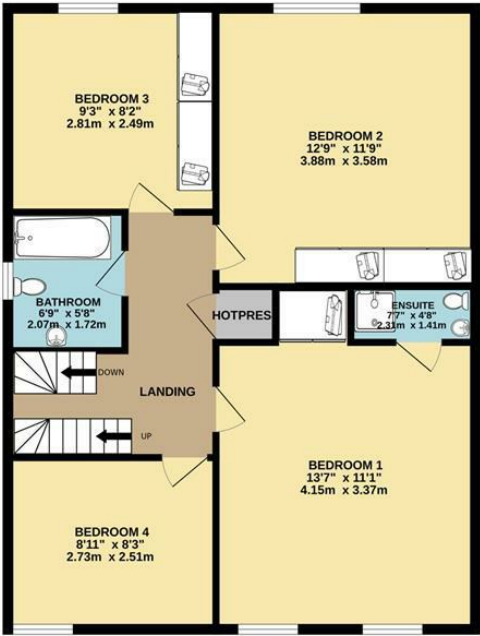


FLOOR PLAN

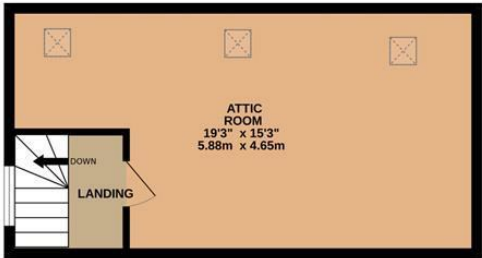
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1668sq.ft. (155.0 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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