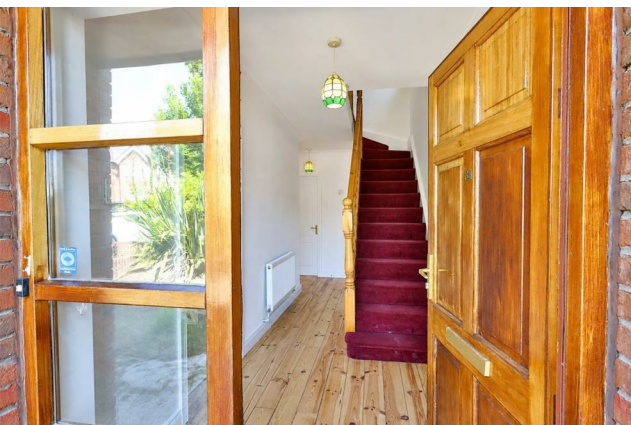






Presented in very good condition throughout, this bright and spacious three-bedroom semi-detached home offers well-proportioned accommodation in one of Navan's most desirable locations. Ideal for first-time buyers, families, or anyone seeking a home ready to move into.

# 84 Clonmagadden Fort Navan Co. Meath C15T9RX

 1130.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

A beautiful red brick façade gives the property instant curb appeal, while the walled front driveway provides ample off-street parking.

A well-maintained green area completes the welcoming approach.

Inside, the home is bright and generously proportioned throughout. The lounge flows effortlessly into the dining room and onward to the kitchen, creating a practical layout for everyday living and entertaining.

Three spacious bedrooms complete with an ensuite and family bathroom.

The rear garden is fully maintenance-free with attractive cobblelock paving and a garden shed, providing an ideal outdoor space to relax and enjoy.

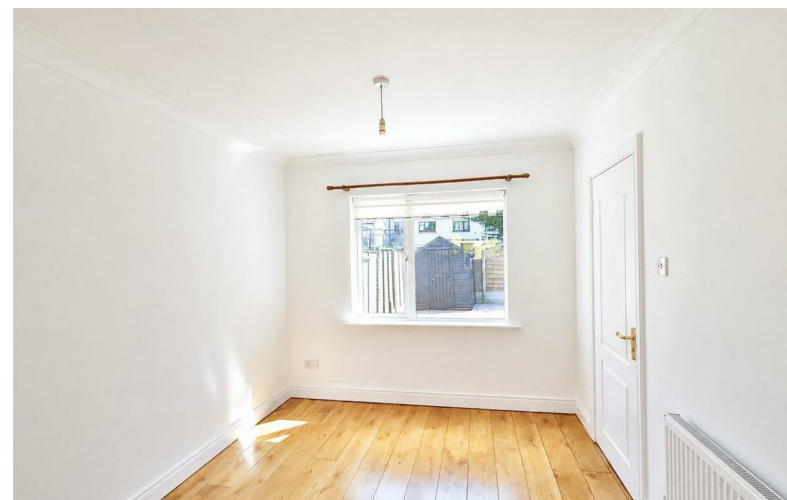
Situated in the heart of Blackcastle, the property is within walking distance of Navan Shopping Centre, Blackcastle Shopping Centre, schools, cafés, restaurants, pubs, gyms, and all local bus routes.

Dublin Airport is approximately 45 minutes away, with Dublin City Centre reachable in around one hours commute.

Accommodation includes Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Guest w.c, 3 Bedrooms (main ensuite) and bathroom.

## FEATURES

- PVC fascia and soffit
- Double glazed PVC windows
- Cast iron open fire
- Breakfast bar in the kitchen
- Gas fire central heating
- Maintenance free cobblelock back garden
- Walking distance to Navan town centre and Blackcastle shopping centre
- Local bus routes at the entrance of the estate within minutes' walk





### **FIXTURES & FITTINGS**

Sold as seen.



## ACCOMODATION

### Entrance Hall

5.1 x 1.8

With wooden flooring.

### Lounge

5.9 x 3.8

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

### Dining Room

3.4 x 2.7

With wooden flooring.

### Guest w.c

1.6 x 1.3

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

### Kitchen

6.1 x 2.6

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

### Utility Room

1.7 x 1.1

With tiled flooring and washing machine.

### Landing

3.1 x 2.2

With carpet.

### Bedroom 1

3.9 x 3.2

With wooden flooring and built-in wardrobes.

### Ensuite

2.4 x 1.5

With lino flooring, w.h.b, w.c and shower.

### Bedroom 2

3.8 x 3.1

With carpet and built-in wardrobes.

### Bedroom 3

2.7 x 2.3

With carpet.

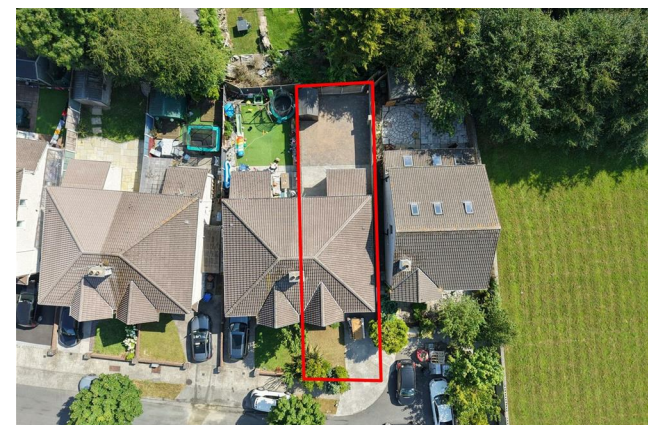
### Bathroom

2.2 x 1.9

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

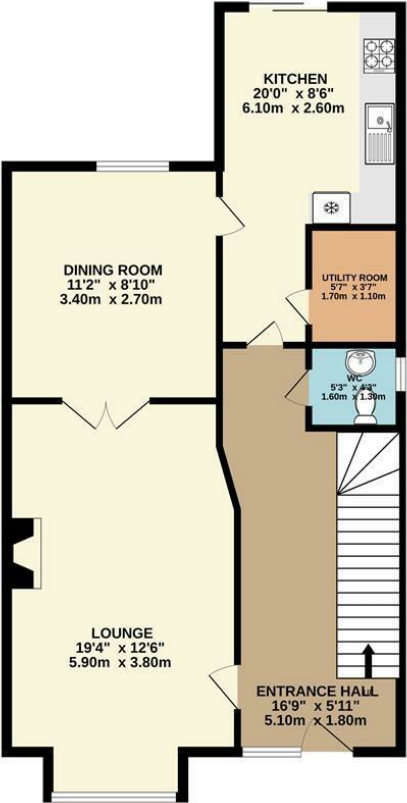
## DIRECTIONS

Eircode: C15T9RX

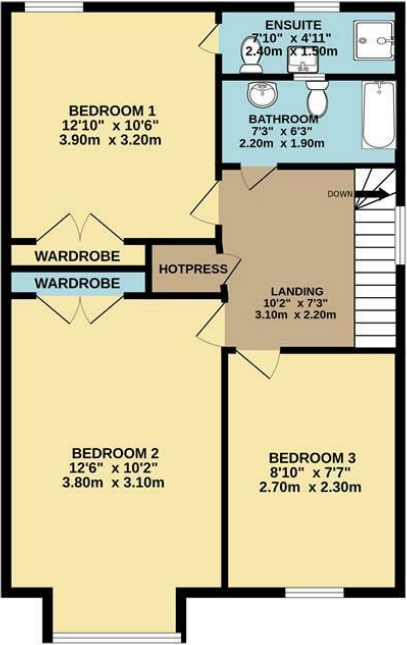


FLOOR PLAN

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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