





Raymond Potterton Auctioneers are pleased to present this spacious detached residence in the Canterbrook development, just off the Trim Road and within easy reach of Navan town centre.

4 Canterbrook Navan Co. Meath C15Y4D9

 2000.00 sq ft

 5 Bedrooms

 5 Bathrooms

INTRODUCTION

No. 4 occupies a front-row position in a small cul-de-sac overlooking the Trim Road. The property extends to approximately 2,000 sq. ft. over two floors and offers flexible accommodation suitable for family living.

The ground floor comprises an entrance hall, lounge, kitchen, dining room, utility room, guest WC and a bedroom with en-suite. Upstairs, there are four well-proportioned bedrooms, two of which have en-suite facilities, together with a family bathroom.

A large home office/study provides additional space and could also be used as a sixth bedroom, depending on the requirements of the new owner.

The accommodation benefits from good natural light throughout and has been well maintained by the current owner.

The property is presented in turnkey condition and is ready to go.

Outside, there are mature landscaped gardens to the front and rear. A cobble-lock driveway provides off-street parking and is enclosed by a brick boundary wall and feature entrance gates.

A large steel shed, positioned on a concrete base, provides useful storage or workshop space.

Canterbrook is a sought after residential development located on the Trim side of Navan. The setting offers convenient access to the town centre which provides an extensive range of amenities, including primary and secondary schools, shops, supermarkets, restaurants, sporting facilities and recreational clubs.

The town centre is within walking distance, making the property a practical option for families and commuters alike. The M3 motorway is easily accessible and provides direct access to Dublin and the M50

FEATURES

- Bright & spacious living accommodation
- Ready to go
- Front row of development
- Feature rear garden with garden shed
- Sought after location
- Gas fired central heating
- Cobble lock driveway
- Within easy reach of Dublin





FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven / hob, extractor fan, garden shed, are included in the sale.

ACCOMMODATION

Entrance Hall

15'5" x 6'2"

Front door with glass panel on side, wood flooring, coving and centrepiece

Lounge

14'9" x 10'9"

Carpet, Feature fireplace, coving, centrepiece, large front facing window

Dining Room

15'8" x 11'1"

With wooden flooring, coving, centrepiece, double doors to the kitchen and double doors to the sun room

Patio

10'5" x 8'10"

With tiled flooring

Kitchen

14'5" x 10'5"

With tiled flooring, built in wall and floor units, oven, hob and extractor fan

Utility Room

7'6" x 7'6"

Tiled flooring, built in wall and floor units, sink and plumbed for washing machine and dryer

Bedroom 5

14'9" x 10'5"

With wooden flooring, storage cabinet and ensuite

Ensuite Bedroom 5

8'6" x 11'9"

With tiled flooring and walls, heated towel rack, w.h.b, w.c and accessible shower

Guest W.C.

5'6" x 3'3"

W.c. and w.h.b tiled flooring and partially tiled walls

Landing

16'0" x 7'10"

With carpet and access to attic

Bedroom 1

14'9" x 12'5"

With carpet, built in wardrobes and ensuite

Ensuite

7'6" x 3'3"

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

Bedroom 2

10'5" x 11'5"

With wooden flooring and ensuite

Ensuite Bedroom 2

4'11" x 3'3"

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

Bedroom 3

11'1" x 10'9"

With wooden flooring

Bedroom 4

12'1" x 8'6"

With wooden flooring

Study

14'5" x 9'2"

With wooden flooring

Bathroom

7'6" x 6'6"

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

DIRECTIONS

From Dublin travel along the M3 into Navan. Take Junction 8 for Navan. On entering Navan turn left at the 2nd set of traffic lights. Continue to the roundabout and turn left out the Trim Road. Continue straight and you will pass the Beechmount shopping centre on your right. Canterbrook is located a short distance on the right hand side. The property is located on by taking the first right hand turn and is identified by our For Sale sign.

EIRCODE: C15Y4D9



FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2099sq.ft. (195.0 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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