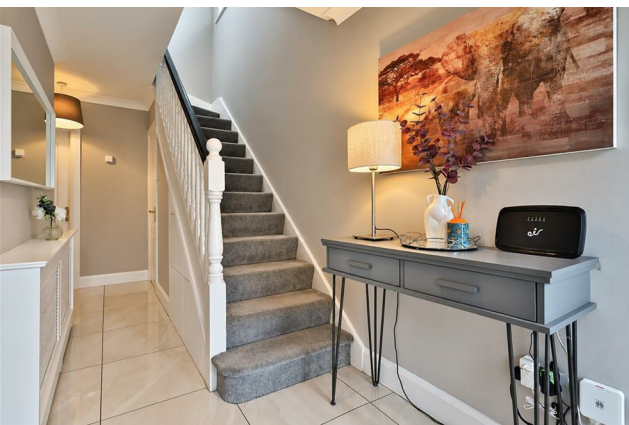






An exceptional 3 bedroom semi detached home extending to c. 103 sq.m. located in the popular residential area of Clonmagadden Fort. This is a very impressive home which has been extensively upgraded with new kitchen, modern flooring, new bathrooms and ensuite, composite front door and is presented in excellent condition.

28 Clonmagadden Fort, Navan, Co. Meath C15 AC2X

 1109.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is excellently positioned close to the front of the development.

No 28 has many extra features including understairs built in storage, living room storage units placed both sides of a wall mounted Dimplex electric fire and a beautifully low maintenance fully landscaped back garden with large patio area.

It is within walking distance of all local amenities in Blackcastle Shopping Centre, Tesco, schools, church and sporting facilities including the Aura Leisure Complex. Blackwater Park and The Boyne Valley Greenway is within walking distance of the property.

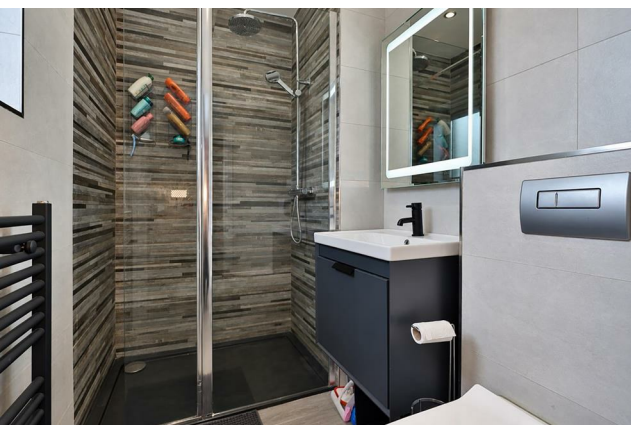
Navan Town Centre is also close by along with all major bus stops accommodation buses to City Centre and surrounding towns.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Bathroom.

FEATURES

- Presented in excellent condition
- Upgraded kitchen
- Top quality bathroom, ensuite and guest w.c.
- Wall mounted Dimplex electric fire
- Side entrance with wooden gate
- Brick piers to the front with tarmac driveway
- Ample parking to the front
- Landscaped back garden with large patio area
- Double glazed windows modern painted finish
- New composite door
- Gas fired central heating





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, electric Dimplex wall mounted fire are included in the sale.

ACCOMMODATION

Entrance Hall

5.05 x 1.79

With composite door with glass side panels, tiled flooring and built in under-stairs storage.

Lounge

5.69 x 3.46

With bay window, wooden flooring, built in storage units, wall mounted Dimplex electric fire with wooden mantle, coving and double doors to Dining Room.

Kitchen / Dining

5.40 x 3.27

With tiled flooring open plan to Kitchen 2.65 x 2.56 with modern built in walls and floor units, splashback tiling oven, hob, extractor fan, dishwasher, fridge freezer and patio doors to the rear garden.

Utility Room

With tiled flooring, built in counter top and washing machine.

Guest w.c.

With tiled flooring, w.c. and w.h.b. with vanity unit.

Landing

With carpet and hotpress.

Bedroom 1

3.85 x 3.22

With carpet and built in wardrobes.

Ensuite

2.08 x 1.46

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

Bedroom 2

4.07 x 3.02

With carpet and built in wardrobes.

Bedroom 3

2.72 x 2.31

With carpet and built in wardrobes.

Bathroom

2.09 x 1.68

With tiled flooring, tiled walls, w.c., w.h.b. with vanity unit and bath.

DIRECTIONS

EIRCODE: C15 AC2X

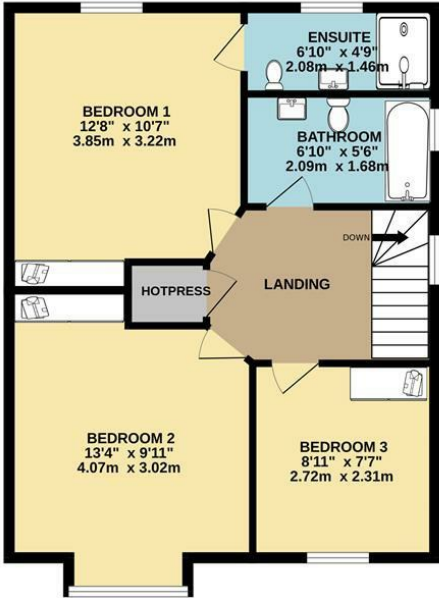


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1109sq.ft. (103.0 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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