





Raymond Potterton are delighted to present 44 Brú na hAbhainn, an attractive and exceptionally well-presented two-bedroom ground floor apartment extending to approximately 73 sq.m. (786 sq.ft.), ideally located in this mature and highly regarded residential development just off the Slane Road in Navan.

44 Bru Na hAbhainn, Navan, Co. Meath C15 E1C0

 786.00 sq ft

 2 Bedrooms

 1 Bathrooms

INTRODUCTION

Presented in excellent condition throughout, this bright and spacious apartment offers well-designed accommodation and has been tastefully upgraded in recent years, making it an ideal choice for first-time buyers, those wishing to downsize or investors alike.

The property benefits from its own private front door access, opening into a welcoming entrance hall which leads to an impressive open-plan living and dining area.

This generously proportioned room features attractive timber flooring, a feature fireplace and French doors which open directly onto a patio area overlooking the beautifully maintained communal gardens, creating a wonderful sense of space and natural light.

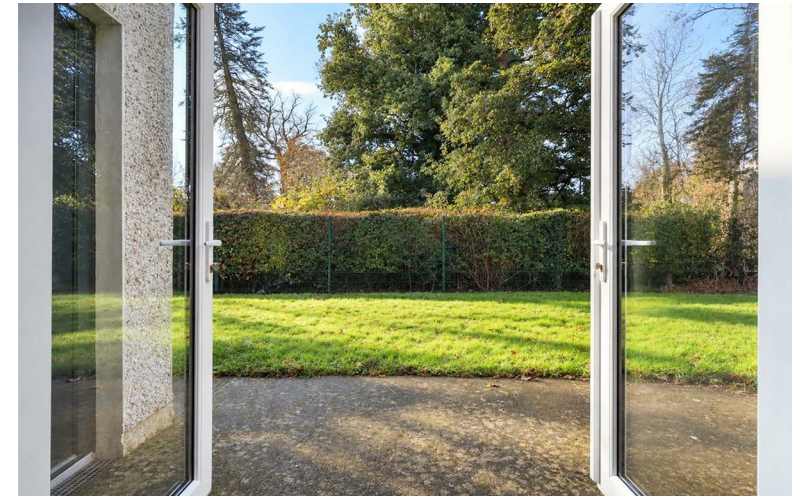
The recently upgraded kitchen is finished to a high standard with contemporary fitted units, stylish tiled splashback and integrated appliances.

The accommodation further comprises two generously proportioned bedrooms, both benefiting from attractive timber flooring, together with a recently upgraded bathroom featuring modern tiling and a spacious walk-in shower. A separate utility room provides additional storage and laundry facilities.

A standout feature of the property is its peaceful setting, with direct access to extensive landscaped communal gardens and mature greenery, offering a pleasant outdoor space rarely found with apartment living.

Brú na hAbhainn enjoys an excellent location just off the Slane Road, within easy walking distance of Navan Town Centre and Blackcastle Shopping Centre, with a wide range of shops, schools, cafés, restaurants and recreational amenities close by.

Local bus stops are also within walking distance, while the nearby M3 motorway provides excellent connectivity to Dublin and surrounding areas.





FIXTURES & FITTINGS

Sold as seen.

ACCOMMODATION

Entrance Hall / Utility

2.17 x 2.04

With tiled flooring, composite front door with glass inserts, built in cupboard, laminate worktop, tiled splashback, stainless-steel sink, washing machine and tumble dryer.

Living Room / Dining Room

6.16 x 5.23

With wooden flooring, electric fire insert with wooden mantelpiece with tiled hearth, TV point and French doors to patio.

Kitchen

3.28 x 2.32

With laminate flooring, wooden built in wall to floor units, laminate worktop, splashback tiling, stainless steel sink, oven, hob, extractor fan, fridge freezer and dishwasher.

Landing

Bedroom 1

4.22 x 2.57

With wooden flooring, built in wardrobe and TV point.

Bedroom 2

4.22 x 2.56

With wooden flooring and built in wardrobe.

Bathroom

2.50 x 1.55

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

FEATURES

- Spacious apartment with open plan living
- Own private front door access
- Presented in excellent condition throughout
- Recently upgraded kitchen and bathroom finished to a high standard
- Attractive timber flooring
- French doors overlooking communal gardens
- Excellent location within walking distance of Navan Town Centre
- Management fee c.€450 p.a
- Gas fired central heating

DIRECTIONS

EIRCODE: C15 E1C0



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 786sq. ft. (73.0 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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