

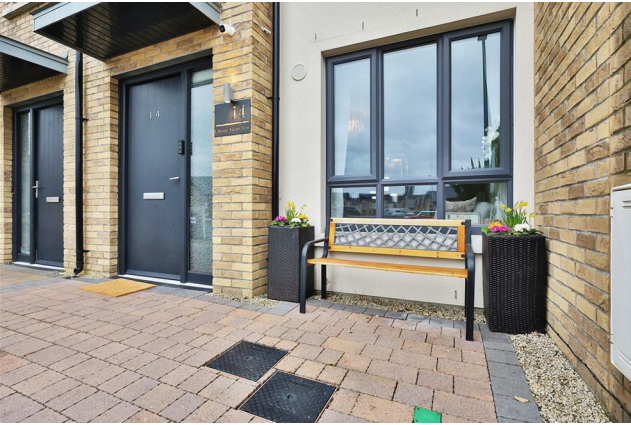



Raymond
Potterton

14 Cluain Adain Rise, Navan, Co. Meath C15 TN5E

€335,000


BER A2





An excellent and almost brand new 2 bedroom mid terrace residence extending to c.81 sq.m located in Navan's new and popular residential development Cluain Adain.



14 Cluain Adain Rise, Navan, Co. Meath C15

 872.00 sq ft

 2 Bedrooms

 3 Bathrooms

INTRODUCTION

This is an opportunity to purchase an almost new property with the added bonus of the exceptional interior choice and extras added by the current owner such as high quality tiling and flooring, appliances, newly fitted bath in the second ensuite, and beautiful patio in the landscaped rear garden.

The property enjoys a lovely part brick façade and is complimented with a landscaped garden, cobblelock driveway providing ample room for parking, space for bins to the front and nicely positioned in a quiet cul de sac location.

Excellently located on the outskirts of Navan Town with all the local facilities on the door step including the newly opened Tesco Extra, an array of excellent schools, Blackwater Park and the fabulous Greenway. Easy access to the M3 and N3 with N2 also within close proximity.

FEATURES

- Exceptional interior décor
- A rated home
- Gas heating & PV panels
- Landscaped rear garden
- Top quality flooring & internal features
- Feature paneling and radiator covers
- Paved patio area to the rear
- PVC double glazed windows
- PVC fascia and soffit
- Stira to the attic





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and radiator covers are included in the sale.



ACCOMMODATION

Lounge

14'2" x 13'2"

With composite front door, wooden flooring, feature wall panelling, radiator cover and T.V point.

Kitchen/Dining Room

14'1" x 10'1"

With wooden flooring, built in modern wall and floor units with wood effect worktop and upstand, stainless steel sink unit, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, radiator cover and patio doors to the garden.

W.C

6'3" x 5'11"

With tiled floor, w.c., w.h.b, counter top and space for tumble dryer.

Landing

With carpet and hotpress.

Bedroom 1

14'2" x 12'2"

With wooden flooring and built in wardrobes.

Ensuite

6'9"x 4'11"

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

Bedroom 2

13'2" x 10'5"

With wooden flooring and built in wardrobes.

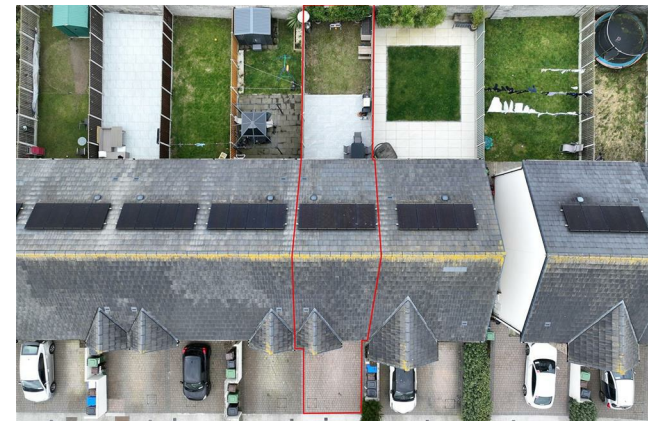
Ensuite

8'0" x 5'2"

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

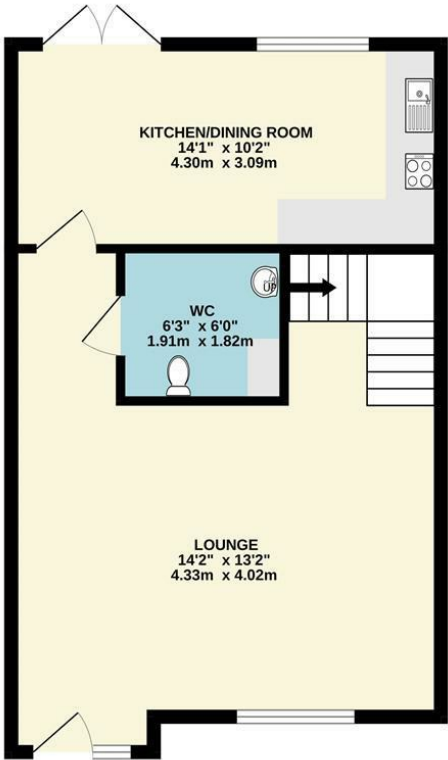
DIRECTIONS

EIRCODE: C15 TN5E

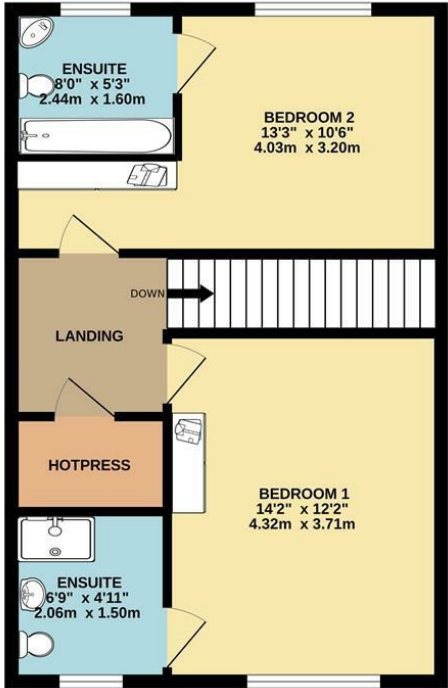


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 872sq.ft. (81.0 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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