

For Sale

By Private Treaty

Guide Price: €650,000

— T&J —
Gavigan



14 Old Balreask Woods, Navan, Co. Meath, C15 F38N

T & J Gavigan are proud to present this impressive C.207sqm five-bedroom detached family home which is presented in immaculate condition with stylish interiors throughout.

www.tjgavigan.ie

DESCRIPTION

T & J Gavigan are proud to present this stunning family home in No. 14 Old Balreask Woods. This home tucked away in a mature residential setting, just off the Dublin Road, Navan. This impressive five bedroom detached home extends to c. 207sqm and presents a rare opportunity to acquire a spacious and versatile home finished to an exceptional high standard.

This home is defined by its generous proportions, bright & modern interiors and it offers a superb balance of reception and bedroom accommodation across three floors.

Set at the end of the row in Old Balreask Woods, this home has a cobblelock driveway which provides ample parking. A garden to front and a garden to rear with a decking area perfect for outdoor entertaining. There is a detached garage to the rear with access from the driveway.

This is a home that can adapt to your family's changing needs, offering endless possibilities in a well established and sought after residential area.

GROUND FLOOR:

To the right lies the family room, a superb family living space featuring a bay window which floods the room with natural light. Complete with open fire place.

To the rear, the Kitchen the heart of the home, offering excellent space for both cooking and casual dining and family living. It seamlessly

connects to the open plan Dining Room, ideal for entertaining with patio doors overlooking the garden.

Off the kitchen a second living Room offering further living flexibility and is perfectly suited as a cosy lounge or children's play area. The open fire place completes this room. Practicality is well catered for with a Utility Room along with a downstairs W.C. Overall the ground floor is decorated with a stylish modern interior.

FIRST FLOOR

The first floor has four generously sized bedrooms, each designed to provide comfort and versatility for family living. The master bedroom is a superb space, complete with featured built in wardrobes complemented by large windows allowing in plenty of natural light and master ensuite bathroom. Three further bedrooms all with fitted wardrobes provide excellent accommodation. The spacious landing creates a bright and open circulation area, with access to main family bathroom. This level combines practicality with comfort, perfectly suited to meet the needs of modern family living.

SECOND FLOOR:

The second floor offers the fifth and final bedroom complete with an ensuite bathroom and large storage closet.



ACCOMMODATION

GROUND FLOOR:

Entrance Hall: 2.48 m × 4.39 m:

A bright and welcoming hall, featuring elegant white woodwork, decorative moulding, and a carpeted staircase with a classic banister. Dark timber flooring and a large window with gold curtains add warmth and character to the space.

Living Room: 3.07 m × 4.46 m:

A bright and elegant space featuring a classic marble fireplace, decorative coving, and rich timber floors. A large front window, neutral tones, and stylish furnishings create a warm and inviting atmosphere.

Kitchen: 2.91 m × 4.58 m:

A Stylish space featuring classic cream cabinetry, quartz worktops, and a large central island with seating. It's beautifully finished with integrated appliances, elegant lighting, and an open layout that flows into the dining area.

Dining Room: 6.40 m × 4.58 m:

is a bright and elegant space featuring a large wooden dining table with seating for six. Neutral tones, chandelier lighting, and patio doors create a warm and inviting atmosphere ideal for entertaining.

WC: 2.79 m × 0.91 m:

Well-presented space with elegant wall panelling and a neutral colour scheme. It features a classic pedestal toilet, a compact vanity unit with twin taps, and a small window providing natural light.

Utility: 2.75 m × 2.52 m:

is bright and functional, featuring ample built-in storage cabinets and a sleek counter top with a sink. It includes integrated laundry appliances and a window with shutters, creating a clean and practical workspace.

Family Room: 3.56 m × 5.88 m:

is a cosy and welcoming space featuring a traditional fireplace with a decorative surround. Warm wall tones, timber flooring, and a large front window with curtains create a bright and comfortable atmosphere.



ACCOMMODATION

FIRST FLOOR:

Landing: 3.08 m × 6.49 m:

features a white timber balustrade and patterned carpet that continues from the staircase. A large window with shutters fills the area with natural light, enhancing its clean and elegant finish.

Bedroom 1: 5.73 m × 3.54 m

A spacious and elegant room featuring warm timber flooring, soft neutral wall tones, and a chandelier-style light fitting. It includes extensive built-in wardrobes, a large upholstered bed, and multiple windows that fill the space with natural light.



Ensuite: 2.83 m × 2.00 m

A luxurious, modern space finished with striking marble-effect wall tiles and elegant gold fittings. It features a large walk-in shower, sleek vanity unit with storage, and a round illuminated mirror for a polished look.

Bedroom 2: 2.87 m × 4.38 m

A stylish double bedroom with soft pink walls, timber flooring, and a large window with shutters facing the front garden. It features a cosy bed, built-in storage, and a chic dressing or study area, creating a warm and inviting space.



Bedroom 3: 2.88 m × 3.28 m

Well-proportioned room featuring timber flooring, a large window with shutters, and mirrored built-in wardrobes. Its neutral tones and practical layout make it ideal as a children's or guest bedroom.



Bedroom 4: 3.06 m × 3.73 m

A bright and neatly presented room featuring warm timber flooring and soft neutral tones. It includes a large built-in wardrobe and a window with shutters, creating a calm and comfortable atmosphere.



Bathroom: 3.07 m × 2.21 m

A beautifully finished with elegant marble-effect tiling and a free standing bathtub as its centrepiece. It also features a spacious glass-enclosed shower, a classic vanity unit, and a large window that fills the space with natural light.

SECOND FLOOR:

Bedroom 5: 2.69 m × 4.94 m

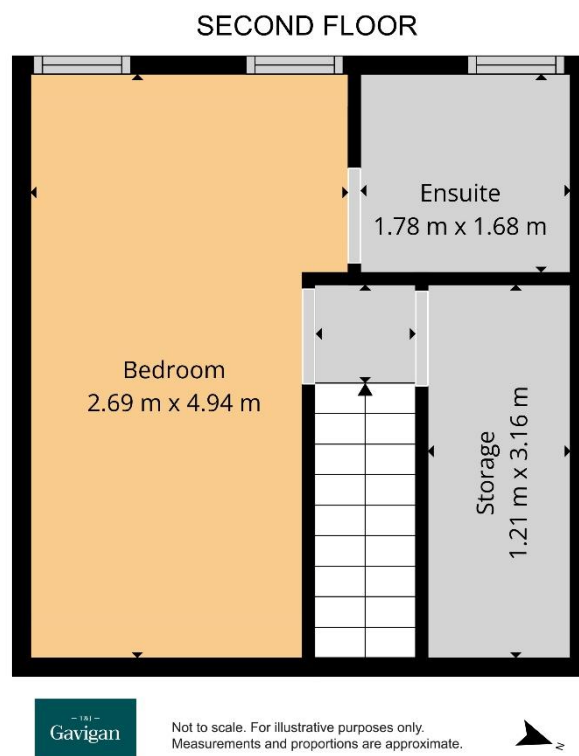
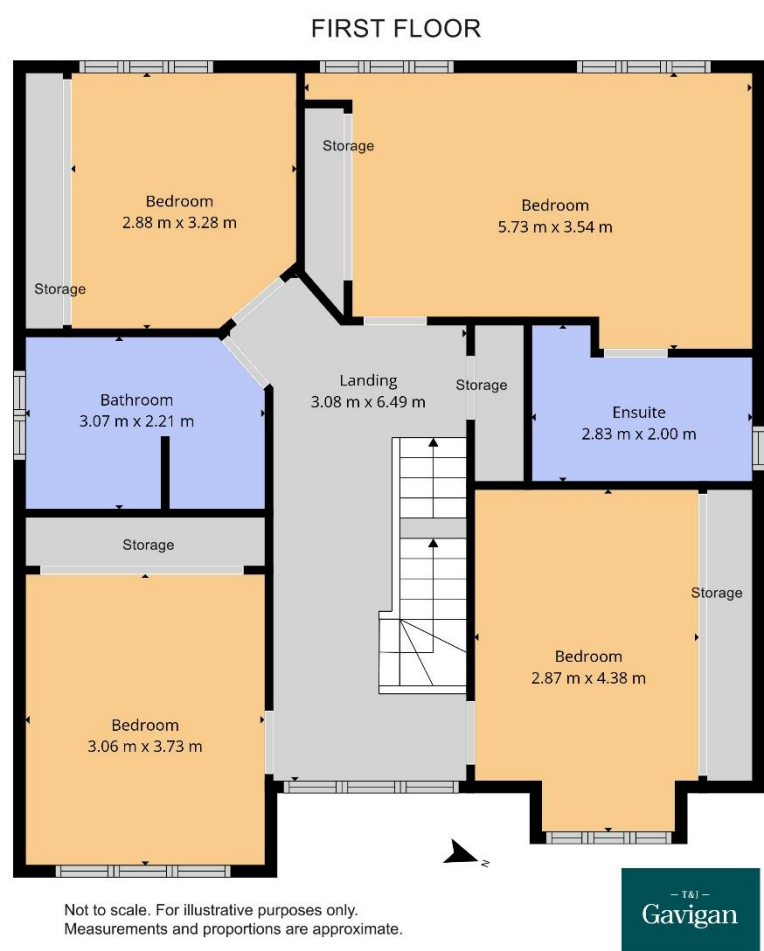
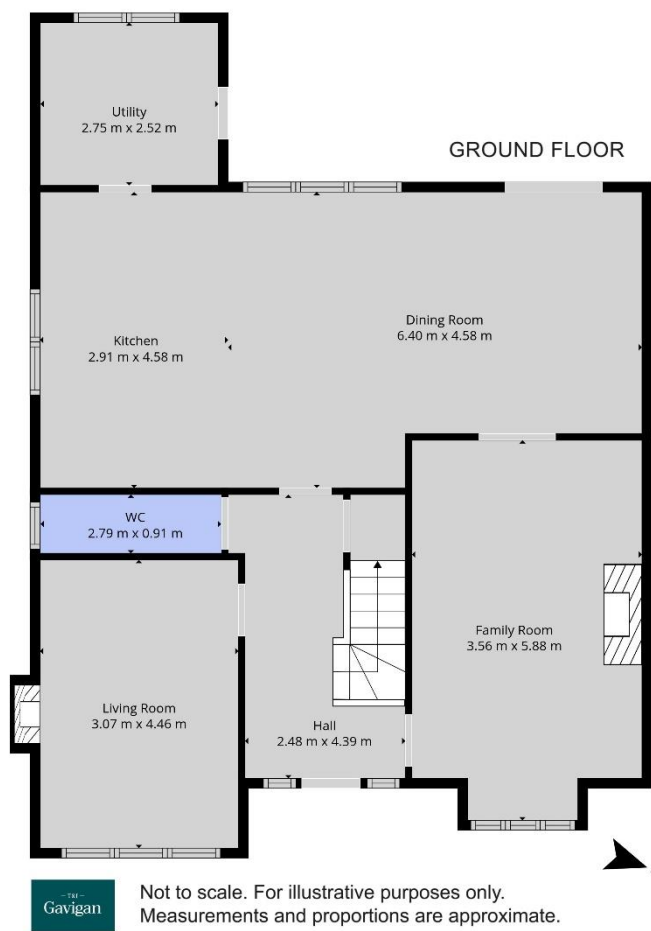
A cosy attic-style room with warm timber flooring and soft grey walls. The sloped ceiling adds character, with a storage room.

Ensuite: 1.78 m × 1.68 m

Plumbing installed for ensuite.

Storage: 1.21 m × 3.16 m

FLOOR PLAN



LOCATION & SETTING

Old Balreask Woods is a mature, family friendly development. It is situated approximately 2km from Navan town centre, on the southern side of town (Dublin side), just off the R147 (former N3), just minutes from Junction 8 of the M3. providing easy access to Dublin City via the R147 and M3.

- Ardboyne Hotel, Navan Rugby Club, and Tennis Club within walking distance
- Convenient access to the M3 motorway makes Dublin commutable in under 40 minutes.
- Regular bus services within 5 minutes walk link Navan to Dublin and surrounding towns.
- Nearby parks, riverside walks, and heritage attractions enhance local lifestyle.

FEATURES

- Spacious five bed detached home in a sought-after location
- Gated access and cobblelock driveway, providing ample parking
- Front garden area and back garden with a decking perfect for outdoor dining
- Detached garage
- Convenient access to M3 motorway
- Short drive to a wide range of amenities in Navan
- Gas heating
- Stylish modern interiors

BER INFORMATION

BER: C1

BER No.: 111387429

DIRECTIONS

Eircode: C15 F38N

GPS: 53.634803, -6.667818.

VIEWING

Early viewing comes highly recommended with T & J Gavigan. Please contact us to arrange a viewing:

E: navan@tjgavigan.ie

T: 046 90 23232

GUIDE PRICE

€650,000



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CONDITIONS TO BE NOTED: The above particulars are issued on the understanding that all negotiations concerning the property are conducted through T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information purposes only and do not form part of any contract.