




**Raymond
Potterton**

Balreask Gardens Navan Co. Meath C15 V4A9

€549,950

BER C3





A superb 4/5-bedroom residence on c.0.75 acres situated in a highly desirable cul de sac just on the outskirts of Navan Town but with the peace and charm of countryside living.


This wonderful property is surrounded by large private landscaped gardens and is ready to go.



Balreask Gardens Navan Co. Meath C15 V4A9

 2400.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This home has been constructed to a very high standard and features spacious & bright living over two floors.

The property also provides four spacious bedrooms (Master Ensuite) and a family bathroom on the first floor.

Externally the property features extensive lawns and specimen trees /shrubs providing all year-round colour and interest.

This magnificent residence is sure to generate a lot of interest due to its location just off the Trim road and is within walking distance to Navan.

The property is close by to excellent amenities including, schools, shopping, Royal Tara golf club, the River Boyne, heritage sites, swimming pool/gyms, and an abundance of restaurants/ bars in Navan Town Centre.

Dublin is accessible within 35 minutes and the property is located within a few minutes' drive to the M3 motorway junction 8.

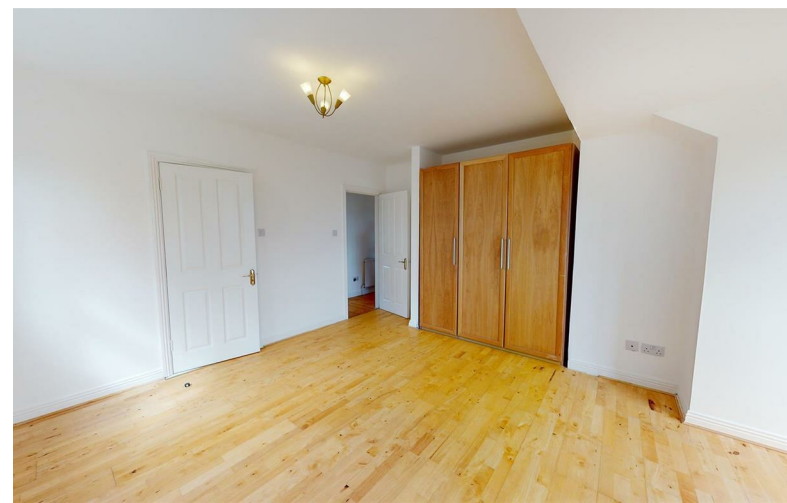
Accommodation briefly consists of: Entrance Hall, Reception Room, Living Room, Kitchen, Utility Room, Dining Room, Guest w.c., 4 Bedrooms and Bathroom.

FEATURES

- Mature Private Site
- Excellent location
- Private cul de sac of detached homes
- Stunning 4/5 bedroomed property
- Ready to go property
- Patio area
- Spacious living accommodation
- Walking distance to Navan town
- Close to all amenities
- Spacious living accommodation c.2400 sq. ft.
- Extensive lawns and gardens on c. 0.75 acres

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven and hob are included in the sale.





ACCOMMODATION

Entrance Hall

14'8" x 8'10"

4.49 x 2.7

With wooden flooring and PVC front door.

Reception Room

19'0" x 13'9"

5.8 x 4.2

With Wooden flooring, feature fireplace and double doors to Dining Room.

Dining Room

16'4" x 11'5"

5 x 3.5

With wooden flooring and French doors to rear. Open plan to Kitchen.

Kitchen

12'1" x 11'5"

3.7 x 3.5

With wooden flooring, built in wall and floor kitchen units, stainless steel sink and tiled backsplash.

Utility Room

9'2" x 7'0"

2.8 x 2.15

With wooden flooring, plumbed for washing machine. PVC door to rear.

Guest w.c.

7'2" x 4'11"

2.2 x 1.5

With laminate flooring, w.c., w.h.b. and shower, access to Living Room.

Living Room

17'4" x 11'4"

5.3 x 3.47

Bright and spacious dual aspect room with wooden flooring.

Landing

17'8" x 5'4"

5.4 x 1.65

With wooden flooring.

Bedroom 1

18'4" x 14'5"

5.6 x 4.4

With laminate flooring and built in wardrobes.

Ensuite

8'10" x 3'3"

2.71 x 1

With laminate flooring, w.c., w.h.b. and shower.

Bedroom 2

14'1" x 9'10"

4.3 x 3

With laminate flooring.

Bedroom 3

11'9" x 10'9"

3.6 x 3.3

With laminate flooring and built in wardrobe and dressing table.

Bedroom 4

11'5" x 10'9"

3.5 x 3.3

With laminate flooring.

Bathroom

8'2" x 6'2"

2.5 x 1.9

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

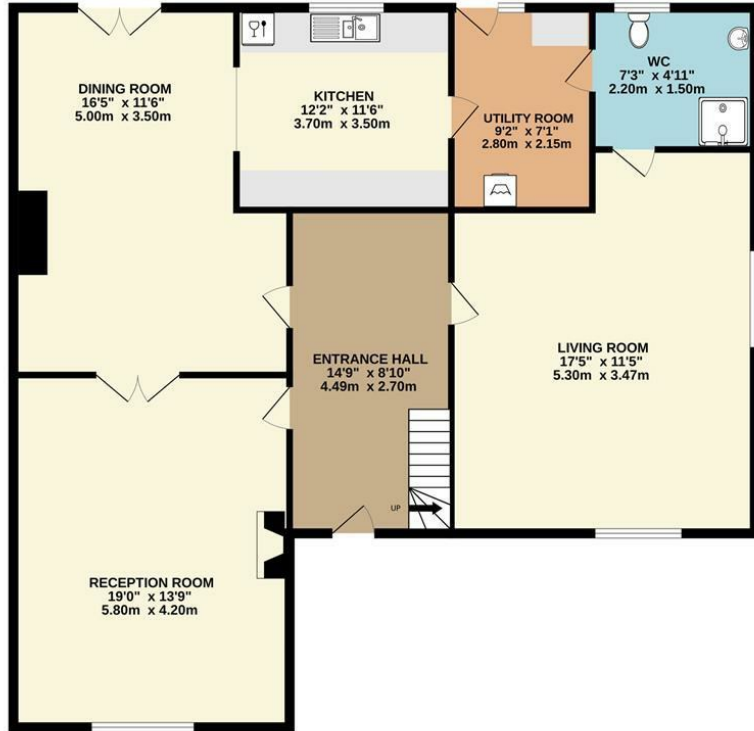
DIRECTIONS

From Dublin travel along the M3 towards Navan. Exit at junction 8 for Navan South. Continue for c.1km into and take the 2nd exit towards Dunshaughlin. Take the second right immediately after the old bridge inn and continue up Kilcarn Hill, take the second right onto the Borallian Road and continue for c.2km at the cross roads continue straight across and take the first right hand turn into Balreask Gardens. The property is on a private site at end of lane identified by our For-Sale Sign.

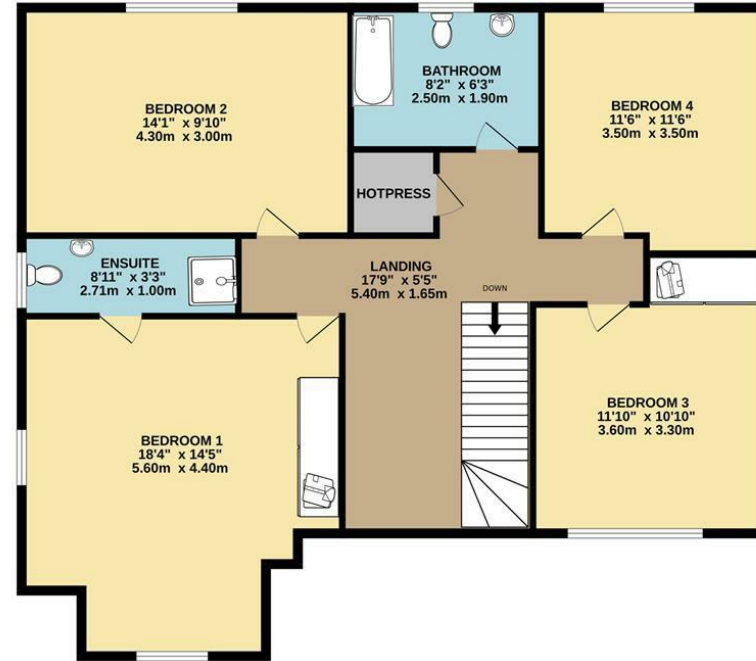


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2400sq.ft. (223.0 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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