

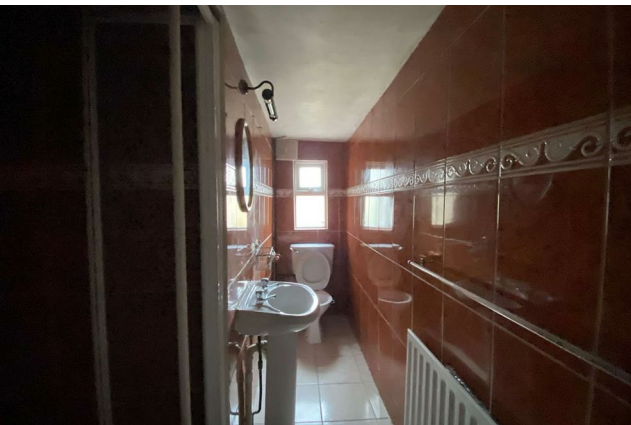


  
Raymond  
Potterton

35 Connolly Avenue Navan Co. Meath C15 A5F9

€220,000


BER  G





A spacious three-bedroom Semi detached house with rear access into set in mature surroundings on a popular location in Navan Town Centre on the Trim Road.



# 35 Connolly Avenue Navan Co. Meath C15 A5F9

 775.00 sq ft

 3 Bedrooms

 1 Bathrooms

The property also boasts an attractive façade a with large gated front yard and garden to rear with large storage shed/ workshop.

The location of the property is second to none as it is within walking distance to Navan Town Centre, Schools, Shops, Restaurants etc. and excellent road and bus links to Dublin City Centre.

## FIXTURES & FITTINGS

Flooring and appliances are included in the sale.

## FEATURES

- Gas-fired central heating
- Mains water
- Main sewage
- Excellent location
- Walking distance to Town Centre
- Ideal first time buyer home

## ACCOMMODATION

### Entrance Hall

4'11" x 3'5"  
With tiled flooring.

### Lounge

13'1" x 10'10"  
With wooden flooring and gas fire insert.

### Kitchen

14'8" x 9'5"  
With tiled flooring, fridge/freezer, extractor fan and built in wall and floor units.

### Landing

6'1" x 2'10"  
With carpet.

### Bedroom 1

13'5" x 14'2"  
With wooden flooring and built in wardrobes.

### Bedroom 2

14'3" x 7'10"  
With wooden flooring.

### Bedroom 3

14'0" x 7'6"  
With wooden flooring.

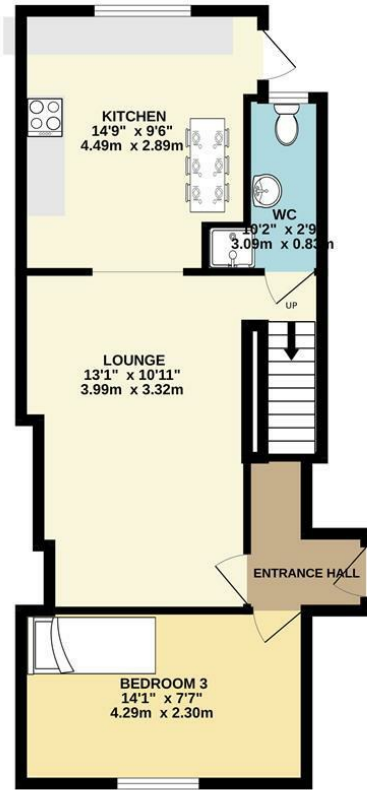
### Bathroom

10'1" x 2'8"  
With tiled flooring, shower, w.h.b, w.c.

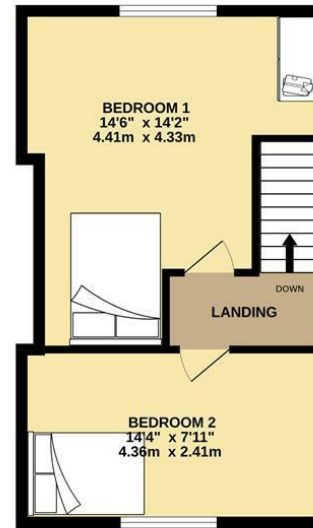


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 775sq.ft. (72.0 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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