



**43 Blackcastle Demesne Navan Co. Meath C15 F9CX**

**€365,000**









An exceptional large 4/5 bedroom family home with extra-large garden nicely situated in the popular residential development of Blackcastle Demesne.






# 43 Blackcastle Demesne Navan Co. Meath C15 F9CX

 1460.00 sq ft

 5 Bedrooms

 4 Bathrooms

## INTRODUCTION

It is rare a property with this size of a site such as this comes to the market and early interest is expected.

This family home finished to a very high standard throughout and no stone has been left unturned in the décor.

The property benefits an extra-large corner site garden which would suit an extension/ garage and still have a massive garden to enjoy

The location of Blackcastle demesne is second to none been within walking distance to Navan town centre, and close to many local schools, shops & restaurants.

Exit 9 of the M3 motorway is within minutes' drive which provides easy reach of the M50 & Blanchardstown (25 Minutes).

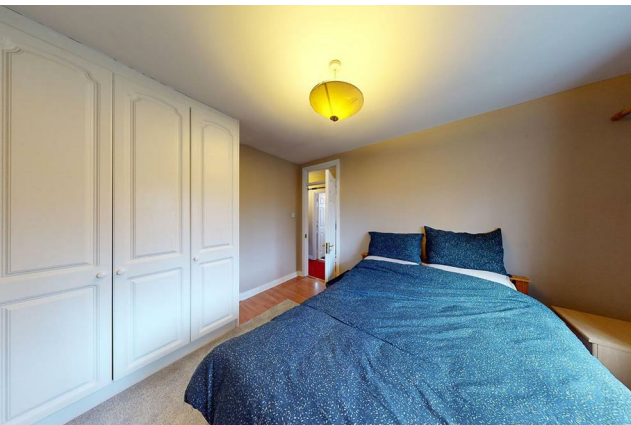
There is also excellent public transport links to Dublin city centre from Navan. Accommodation includes Ground floor: Entrance Hall, Lounge, Reception room/ Bedroom 5 with ensuite Bathroom, Kitchen / Diner, Utility Room Guest W.C., First floor: Four Bedrooms with master ensuite, Main Bathroom.

## FEATURES

- Excellent condition throughout
- Gas fired central heating
- Extra-large garden
- Large corner site
- Close to all amenities
- Ideal for 1st time buyers







### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, dishwasher are included in the sale (Garden shed open to an offer).





## ACCOMMODATION

### Entrance Hall

15'10" x 5'10"

With tiled flooring, pvc door with side glass panel, alarm and coving

### Lounge

15'6" x 13'0"

With wooden flooring, Openfire place and coving.

### Kitchen / Dining

19'7" x 14'7"

With tiled flooring, built in wall to floor units, oven, hob, extractor fan, fridge freezer, stainless steel sink, and coving

### Utility

8'5" x 4'9"

with tiled flooring, built in units, washing machine, tumble dryer, and sink

### W.C.

with tiled flooring, w.c. and w.h.b

### Bedroom 1

13'3" x 11'1"

With wooden flooring and built in wardrobes

### Ensuite

7'4" x 4'5"

with tiled flooring, tiled walls, w.c., w.h.b, and shower

### Bedroom 2

11'10" x 9'10"

with wooden flooring and built in wardrobes

### Bedroom 3

9'1" x 8'9"

with wooden flooring and built in wardrobes

### Bedroom 4

9'3" x 8'7"

with wooden flooring

### Bedroom 5

18'8" x 8'7"

with wooden flooring and built in wardrobes

### Ensuite

5'4" x 5'2"

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

### Bathroom

6'11" x 5'11"

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

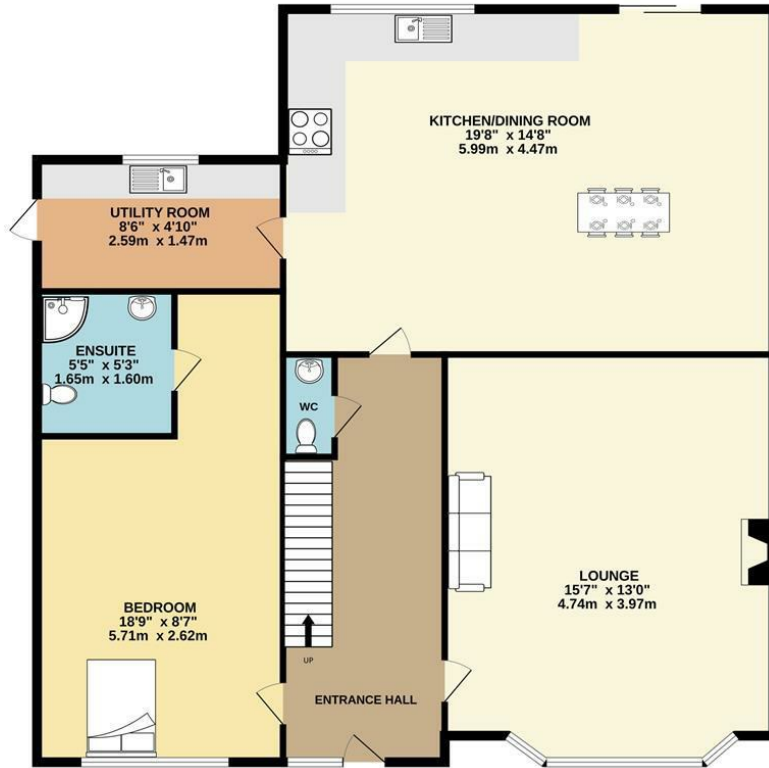
## DIRECTIONS

From Dublin travel along the M3 and exit at Junction 8 for Navan. Travel towards the town and turn right at the fifth set of traffic lights up Flower Hill. Continue straight to the roundabout and take the third exit out the Slane Road. Turn right into Blackcastle Demesne which is on your right hand side. Take the 2nd left and the next left followed by a left and property is located on the left hand side.

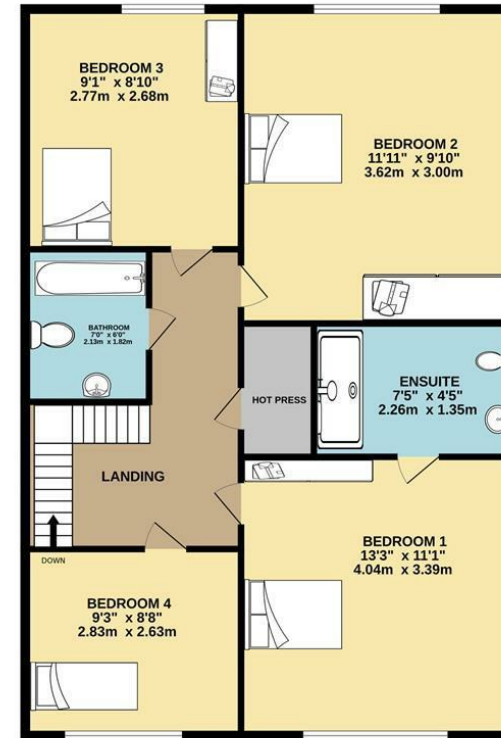


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1460sq.ft. (135.6 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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