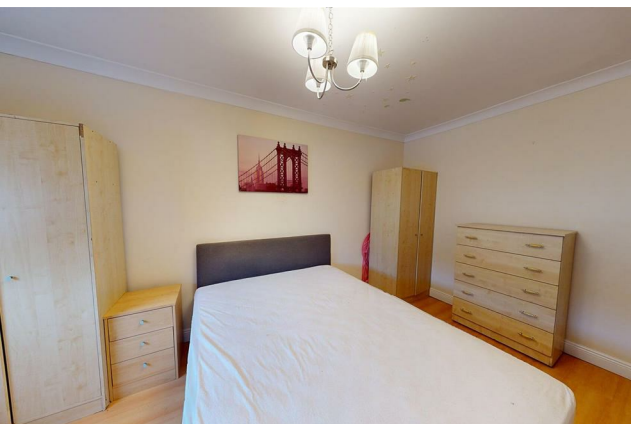




76 Claremont Estate Navan Co. Meath C15 P8P8

€220,000








Raymond Potterton & Co. are delighted to bring to the market this 3-bedroom mid terrace family home nicely situated in the popular residential mature development of Claremont close to Navan Town Centre.

The property features a whole host of extras such as such as bright and spacious living accommodation upgraded kitchen and a maintenance-free garden with rear access.

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 914.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

The location of Claremont is second to none been within walking distance of all local amenities such as Navan Shopping Centre, schools, restaurants pubs and sporting facilities including Claremont stadium on your doorstep.

Accommodation includes an Entrance Hall, Lounge, Kitchen, Dining Room, Study, Guest W.C., 3 Bedrooms and Family Bathroom.

FEATURES

- Oil fired central heating & Back Boiler Stove
- Upgraded kitchen
- Front driveway
- Garden shed
- PVC double glazed windows
- Last Rent €650
- Ready to go

FIXTURES & FITTINGS

All flooring, light fittings, oven, hob, extractor fan, curtains / blinds & back boiler stove are included in the sale.

ACCOMMODATION

Entrance Hall

15'3" x 5'10"
PVC door with glass inserts and wooden flooring.

Lounge

14'2" x 9'3"
With wooden flooring and stove with back boiler.

Kitchen

15'7" x 9'7"
With tiled flooring, built in wall and floor units, Belfast sink, oven, hob, extractor fan and hotpress.

Landing

With carpet flooring.

Bedroom 1

14'9" x 8'9"
with wooden flooring and built in wardrobes.

Bedroom 2

9'11" x 8'11"
With wooden flooring and built in wardrobes.

Bedroom 3

11'0" x 6'6"
With wooden flooring and built in wardrobes.

Bathroom

6'5" x 6'4"
With tiled flooring, tiled walls, w.c., w.h.b., and bath.

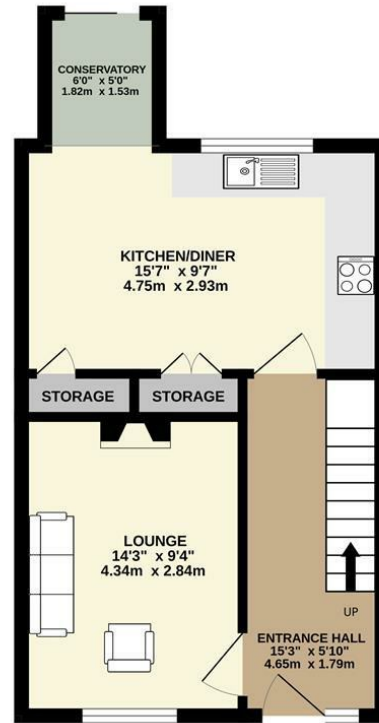
DIRECTIONS

From Dublin travel into Navan on the M3. Take junction 8 Navan South. Travel to the roundabout and take the 1st exit. At the 2nd set of traffic lights turn left. Continue to the roundabout and take the third exit into the town. At the traffic lights turn left. Continue straight up Brews Hill. At the traffic lights turn left. Continue out the Commons road. Take the left into Claremont just after the shop on the right hand side. Turn right and left and continue straight and the property is located on the left hand side identified by our For Sale sign.
Eircode: C15 P8P8

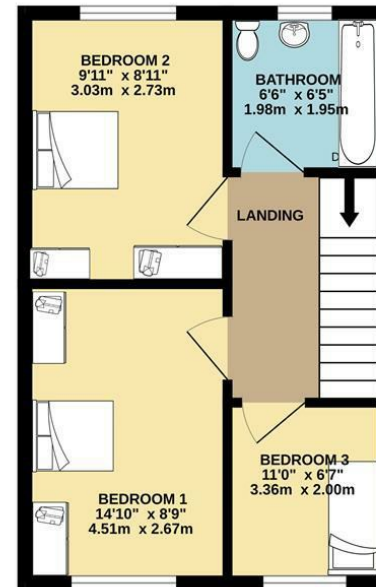


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 915sq.ft. (85.0 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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