

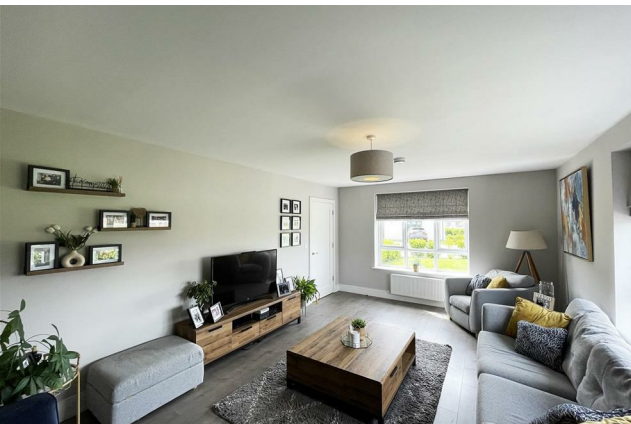



Raymond
Potterton

2 Cluain Adain Lawn, Navan, Co. Meath C15 XAH3


€450,000


BER A3




An excellent 4 bedroom detached residence constructed in 2019 extending to c.145 sq.m located in Navan's popular residential development Cluain Adain.

2 Cluain Adain Lawn, Navan, Co. Meath C15 XAH3

 1560.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This is an ideal opportunity to purchase an almost new property with the added bonus of the exceptional interior choice and extras added by the current owner such as top quality wooden flooring and carpets throughout along with the house being fitted with modern light fittings, blinds, curtains and the kitchen is fully fitted with top quality appliances.

The back garden is very well presented with raised flower beds with colourful bedding plants and a maintenance free lawn finish.

The property enjoys a lovely part brick façade and is complimented with a cobblelock driveway providing parking for 2 cars. There are two gated side accesses and the property is nicely positioned on a large corner site.

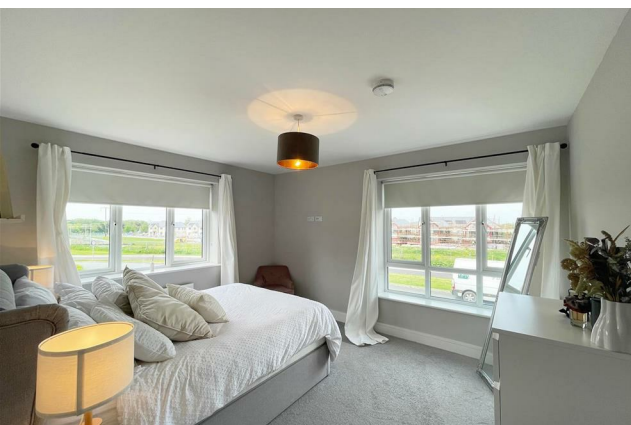
This property is excellently located on the outskirts of Navan Town with all the local facilities of Blackcastle on the door step with an array of excellent schools, shops and local transport links. The gorgeous Blackwater Park and newly opened Greenway Cycle Route are also located close by. Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge, Guest w.c, Kitchen/Dining, Utility, 4 Bedrooms (Main ensuite) and Bathroom.

FEATURES

- Exceptional interior décor
- Top quality flooring throughout
- Bright and spacious living accommodation
- Stira to the Attic
- Fibre broadband connection (1G current provider Vodafone)
- Landscaped lawn to the front with low laurel hedging
- Cobblelock pedestrian path to the front door
- Cobblelock driveway suitable for 2 cars
- Beautifully landscaped low maintenance rear garden
- Large corner site
- Garden shed
- Gas heating & PV panels
- PVC double glazed windows
- PVC fascia and soffit
- A rated home





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge/freezer and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

8'1" x 7'8"

With wooden flooring, composite door with glass side panel and storage press.

Lounge

20'5" x 12'8"

Large dual aspect room with wooden flooring.

Kitchen/Dining

23'6" x 13'11"

Kitchen with wooden flooring, quality built in wall and floor units, oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher and open plan to dining.

Dining area is a lovely dual aspect space with wooden flooring and patio doors to the landscaped garden.

Utility

5'4" x 5'2"

With wooden flooring and built in wall units.

Guest w.c

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

Bedroom 1

13'2" x 11'1"

Dual aspect room with carpet and built in wardrobes.

Ensuite

With tiled flooring, partially tiled walls, w.c, w.h.b, shower and wall mounted mirror with wall light.

Bedroom 2

12'3" x 9'10"

With carpet and built in wardrobes.

Bedroom 3

11'1" x 8'7"

With carpet and built in wardrobes.

Bedroom 4

13'5" x 8'10"

With carpet.

Bathroom

9'1" x 6'2"

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

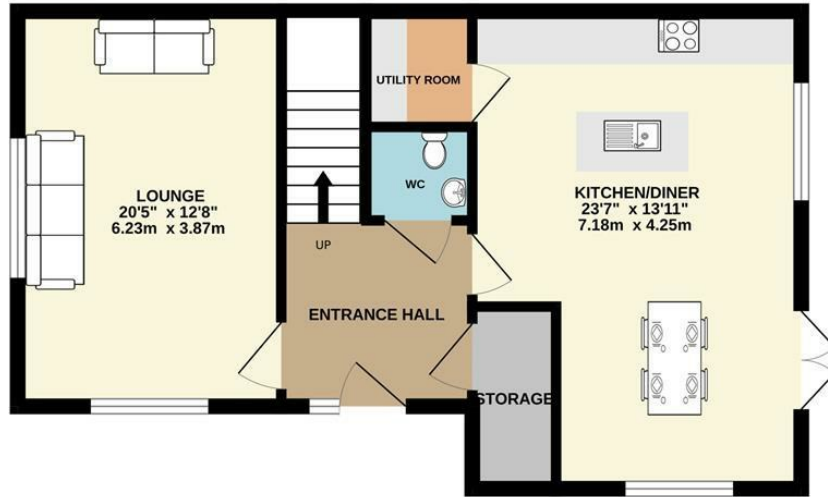
DIRECTIONS

Eircode: C15 XAH3

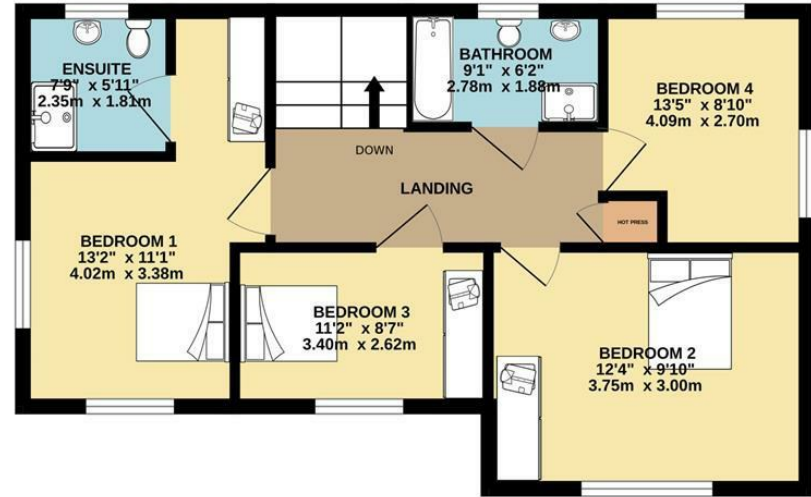


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1572sq.ft. (146.0 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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