



**7 Herbert Place, Navan, Co. Meath C15K2T5**  
**Asking Price €460,000**







A superb 4 bedroom detached residence sitting proud on the front row of the leafy residential development Herbert Place.









# 7 Herbert Place, Navan, Co. Meath C15K2T5



1827.00 sq ft



4



2

## INTRODUCTION

Herbert Place a much sought after residential area tucked away off Flower Hill only 5 minutes walk from Navan Town Centre.

No 7 is a fine home which has been upgraded and maintained extremely well over the years. This property has a very attractive façade and enjoys an end site position.

There is a spacious driveway offering ample space for parking, a lovely manicured garden to the front and two gated side accesses.

The amazingly landscaped back garden is flooded with colourful plants and no doubt compliments this most attractive home.

The seated area to the rear is tucked away providing a perfect spot for some relaxation. The garden is an extension to the house and ideal for entertaining.

Internally this home offers an amazing amount of living accommodation.

The Lounge to the front is well presented with an open fire and has double doors to the kitchen / living area which is a most attractive room full of light and open further to a very well appointed sunroom which overlooks the rear garden. In addition to this wonderful space is a formal dining area.

Everything in this home shows the owner have an amazing attention to detail.

Accommodation includes Entrance Hall, Lounge, Kitchen / Living Room, Dining Room, Sunroom, Utility, Guest W.C., 4 Bedrooms (Master ensuite) and Bathroom.

## FIXTURES & FITTINGS

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

## FEATURES

- Front row location and corner site in this popular development
- Sunroom to the rear
- Oil fired central heating
- Landscaped front and private rear gardens
- Patio area to the rear
- Large gated driveway
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit







## ACCOMMODATION

### Entrance Hall

12'7" x 11'5"

With hardwood front door with decorative glass inserts, tiled flooring, dado rail, coving, centrepiece, under-stairs storage and telephone point.

### Lounge

18'9" x 15'5"

With wooden flooring, modern cream marble fireplace with granite insert and hearth and fire insert stove, coving, centrepiece, T.V. point, and double doors with glass inserts to kitchen / living room.

### Kitchen / Living

Living

11' 11 x 11' 4

With wooden flooring, granite fireplace with cast iron insert (solid fuel stove), coving, centrepiece and patio doors.

Kitchen

14' 5 x 12' 0

With tiled flooring, partly tiled walls, built in wall and floor units with black worktop and matching island, oven / hob, extractor fan, stainless steel sink and dishwasher. Open plan to Sunroom.

### Sunroom

12'7" x 11'5"

With tiled flooring, tongue and groove ceiling with recessed lights, light / fan, velux windows and patio doors.

### Reception Room

17'5" x 9'8"

With carpet, coving and centrepiece.

### Utility

9'8" x 8'9"

With tiled flooring, plumbed for washing machine and dryer and back door to the rear.

### Back Hall

With tiled flooring and door to the front.

### Guest W.C.

With tiled floor, partly tiled walls, w.c. and w.h.b.

### Landing

With carpet, coving and hotpress.

### Bedroom 1

14'0" x 11'5"

With carpet, coving, built in wardrobes, storage cupboard and T.V. point.







### **Ensuite**

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

### **Bedroom 2**

11'10" x 9'3"

With wooden flooring, coving and built in wardrobes.

### **Bedroom 3**

12'4" x 7'6"

With wooden flooring, coving and built in wardrobes.

### **Bedroom 4**

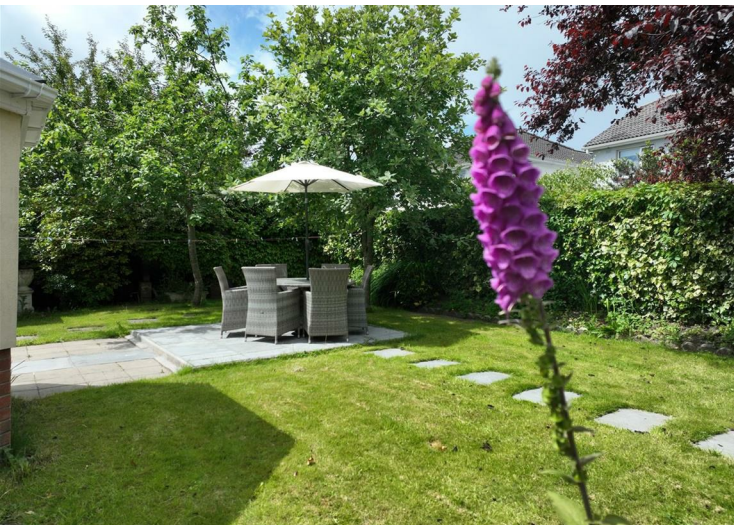
8'5" x 8'2"

With carpet, coving and built in wardrobes

### **Bathroom**

8'2" x 5'8"

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



### **DIRECTIONS**

From Dublin travel on the M3 and exit at Junction 8 For Navan. At the Roundabout take the 1st exit towards Navan. At the 4th set of traffic lights turn right up Flowerhill. Take the right turn opposite Geogh Hire. Take the left into Herbert Place and the property is located on the left hand side.



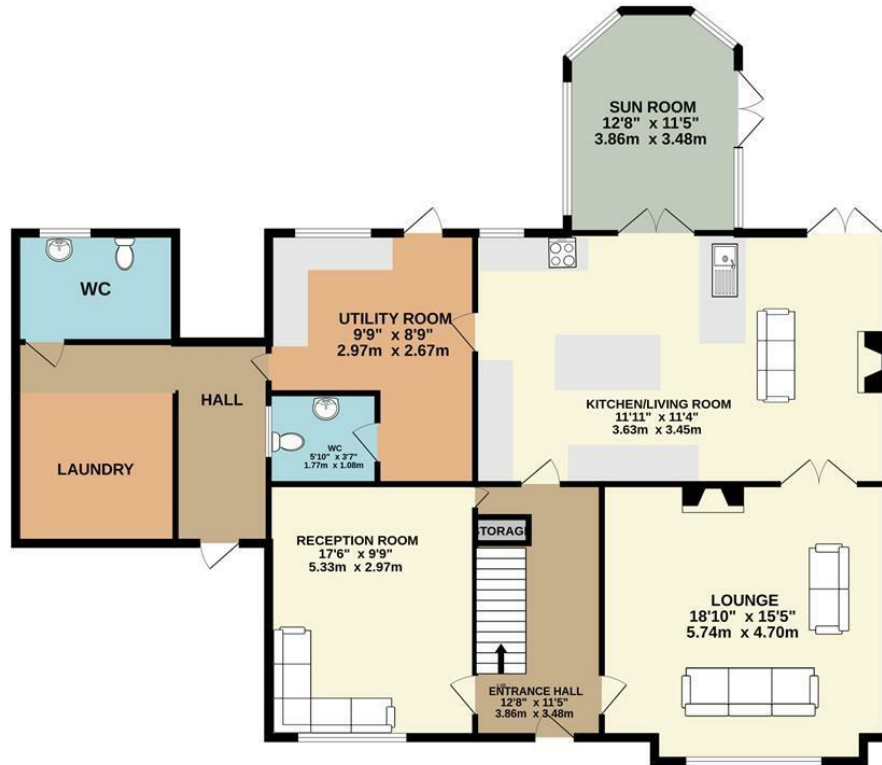




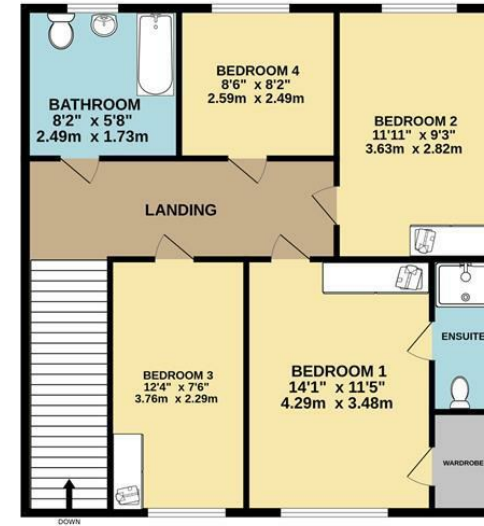


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1827sq.ft. (169.7 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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