








11A Troytown Heights is a spacious 3 bedroom detached property with attached garage located in the mature sought after residential estate of Troytown Heights off the Proudstown Road within walking distance of Navan Town Centre.



11A Troytown Heights, Navan, Co. Meath C15 D9W9

 1076.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is nicely finished with a red brick and dash facade with a driveway to the front providing ample room for parking and lovely large landscaped front and rear gardens.

Internally this property boasts spacious living accommodation with a large entrance hall, lounge with a large window to the front and an open plan kitchen and dining area. The property also has three spacious bedrooms.

This property is perfect for first time buyers looking for a nice quiet residential area with great amenities close by in Navan Town Centre. This residence also benefits from close proximity to Blackcastle Shopping Centre which has great amenities such as shops, restaurants, post office and takeaways. There is a host of primary schools nearby. The regular bus route to Dublin City is within walking distance.

Accommodation includes, Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Mature residential development
- Located close to Navan Town Centre
- Nicely presented throughout
- Spacious accommodation
- Private walled in rear garden with raised flower beds
- Large driveway for off street parking
- End site location
- Gas fired central heating





FIXTURES & FITTINGS

All flooring, blinds, light fittings oven, hob, extractor fan, integrated dishwasher, washing machine, fridge freezer and microwave are included in the sale.



ACCOMMODATION

Entrance Hall

10'9" x 6'0"

With wooden flooring and hardwood door with glass panel insert.

Lounge

15'7" x 11'4"

With wooden flooring and feature marble fireplace.

Kitchen / Dining Room

21'2" x 12'8"

With wooden flooring, wall to floor units, oven, gas hob, extractor fan and stainless steel sink.

W.C

5'11" x 4'7"

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

Garage

14'1" x 7'11"

With vinyl floor covering.

Landing

12'2" x 4'10"

Bedroom 1

12'10" x 9'4"

With tongue and groove flooring.

Ensuite

7'6" x 3'10"

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

Bedroom 2

11'11" x 11'11"

With tongue and groove flooring.

Bedroom 3

8'11" x 8'9"

With tongue and groove flooring.

Bathroom

7'5" x 7'2"

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

DIRECTIONS

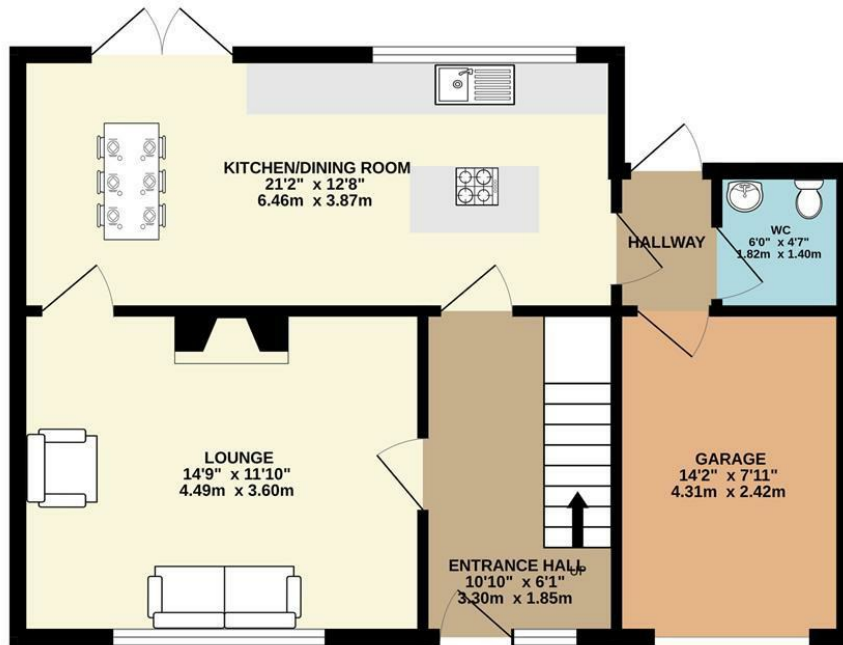
From Dublin travel on the M3 and exit at Junction 8 for Navan. At the roundabout take the 1st exit towards Navan. At the 4th set of traffic lights turn right up Flowerhill. At the roundabout take the 2nd exit signed Kingscourt. Take the 2nd left turn after the Topaz Petrol Station into Troytown Heights. The property is located on the left hand side identified by our 'For Sale' sign.

EIRCODE: C15 D9W9

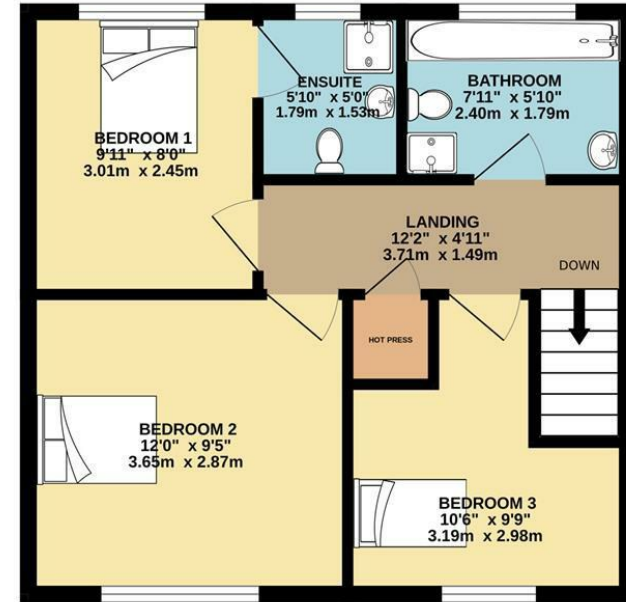


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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