



126 Oak Crescent, Bailis Downs, Navan Co. Meath C15 T6H9

€320,000







An immaculate 3 bedroom semi detached home located in the popular residential area of Bailis Downs on the Dublin side of Navan Town.




# 126 Oak Crescent, Bailis Downs, Navan Co. Meath C15

TOTAL

 1076.39 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is presented in excellent condition throughout, featuring several standout upgrades, including an upgraded gas boiler and water cylinder. The property has also been freshly painted.

The spacious entrance hall offers under-stair storage and a guest W.C. The kitchen boasts beautiful wooden built-in wall-to-floor units, an electric oven, and a gas hob. It seamlessly blends into the spacious lounge, which can be closed off with double doors. The lounge features a stunning fireplace and a large bay window.

Upstairs, the property has three bedrooms, all with wooden flooring and built-in wardrobe storage. The main bedroom includes an ensuite. The main bathroom is fully tiled and equipped with a bath and a Triton electric shower.

The exterior of the property is meticulously maintained. The front garden features a walled in driveway, a well-kept lawn, and mature trees. The rear offers a spacious lawn, mature trees, decorative flower beds, and a garden shed.

The property is excellently located within walking distance of the Bailis Village Shopping Centre, St. Stephen Primary School, Coláiste na Mí Secondary School, and local leisure and recreational facilities. It is less than five minutes from the M3 and has easy access to Navan Town Centre. There is also a regular bus service to Dublin with a nearby bus stop.

## FEATURES

- Immaculate condition throughout
- Freshly Painted
- Red brick piers to the front with spacious driveway
- Large rear garden
- Garden shed
- Mature Gardens
- New water cylinder
- Gas fired central heating (upgraded boiler)





**FIXTURES & FITTINGS**

Sold as seen



## ACCOMMODATION

### Entrance Hall

16'4" x 5'6"

With laminate flooring and wooden door with glass panel insert.

### Lounge

15'5" x 11'5"

With carpet, gas fire with feature wooden fireplace and large bay window to the front.

### Kitchen/Dining Room

17'8" x 11'9"

With laminate flooring, built in wall to floor units, oven, gas hob, extractor fan, stainless steel sink and sliding patio door to rear.

### Guest W.C

4'11" x 2'5"

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

### Landing

With carpet.

### Bedroom 1

13'1" x 12'1"

With wooden flooring and built in wardrobe.

### Ensuite

6'2" x 5'0"

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

### Bedroom 2

11'1" x 9'10"

With wooden flooring and built in wardrobe.

### Bedroom 3

8'8" x 7'10"

With wooden flooring and built in wardrobe.

### Bathroom

6'9" x 6'1"

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

## DIRECTIONS

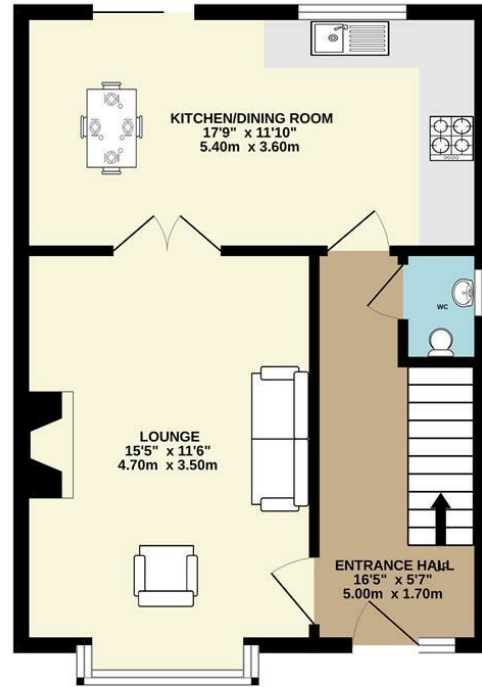
From Dublin travel along the M3 into Navan. Exit at Junction 7. Travel into Navan and at the 1st set of traffic lights turn right. Continue straight and at the roundabout take the second exit. Take the first left into Bailis Downs. In Bailis Downs take the second left. The property is the third house on the left hand side identified by our For Sale Sign.

Eircode: C15 T6H9

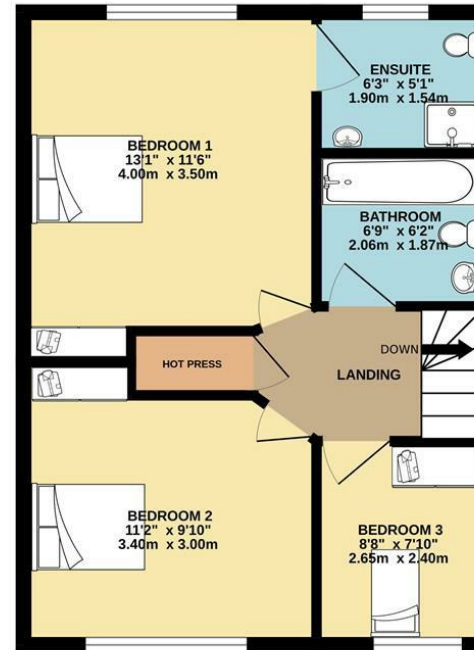


# FLOOR PLAN

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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