




Raymond
Potterton

1 Cluain Adain Green, Navan, Co. Meath, C15 YH9C

€375,000


BER A3





An excellent opportunity to purchase an almost new A-rated 3 bedroom end terrace property extending to c.102 sq.m located in Navan's newest and popular residential development Cluain Adain.



1 Cluain Adain Green, Navan, Co. Meath, C15

 1098.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property benefits from an exceptional interior choice and added extras made by the current owner such as high quality tiling and flooring, quality carpets and appliances. The rear garden is also gorgeously presented and includes a raised composite decking area, a maintenance free lawn and a steel garden shed.

The property enjoys a lovely part brick façade and is complimented with a landscaped garden, cobblelock driveway providing ample room for parking, and features significant levels of energy efficiency that will present cost savings to the homeowner.

Excellently located on the outskirts of Navan Town with all the local facilities of Blackcastle Shopping Centre on the door step with an array of excellent schools, Blackwater Park and the newly opened Greenway Cycle close by. The property also benefits from easy access to the M3 motorway.

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

FEATURES

- Bright and spacious living accommodation
- Exceptional interior décor
- Top quality flooring throughout
- A3 rated home
- Gas heating & PV panels
- Maintenance free rear garden with raised composite decking area
- Steel garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Stira to the Attic





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

With wooden flooring and composite door with glass panel insert.

Lounge

16'9" x 13'5"

With wooden flooring, acoustic wall panelling and TV point.

Kitchen/Dining Room

16'10" x 11'5"

With tiled flooring, built in wall to floor units, oven, hob, extractor fan, integrated dishwasher, stainless steel sink and double doors to rear.

Utility

4'10" x 4'10"

With built in floor units and plumbed for washing machine.

W.C

4'10" x 4'10"

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

Landing

With carpet and hotpress.

Bedroom 1

12'4" x 11'5"

With carpet, built in wardrobe and TV point.

Ensuite

7'4" x 5'6"

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

Bedroom 2

10'11" x 9'8"

With carpet and built in wardrobe.

Bedroom 3

10'11" x 6'9"

With carpet.

Bathroom

7'9" x 5'10"

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

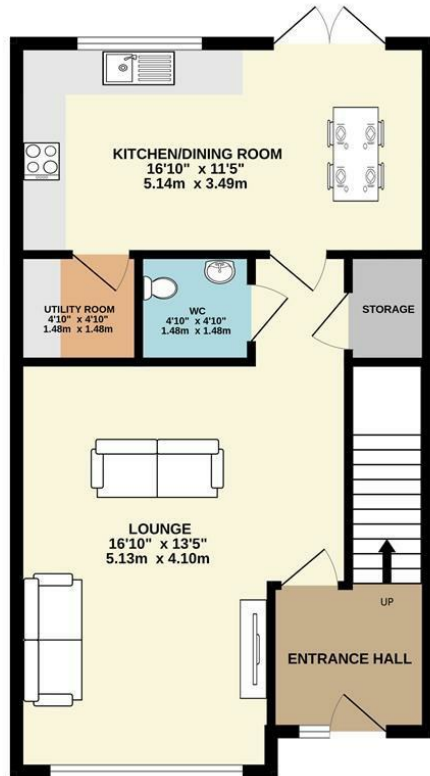
DIRECTIONS

EIRCODE: C15 YH9C

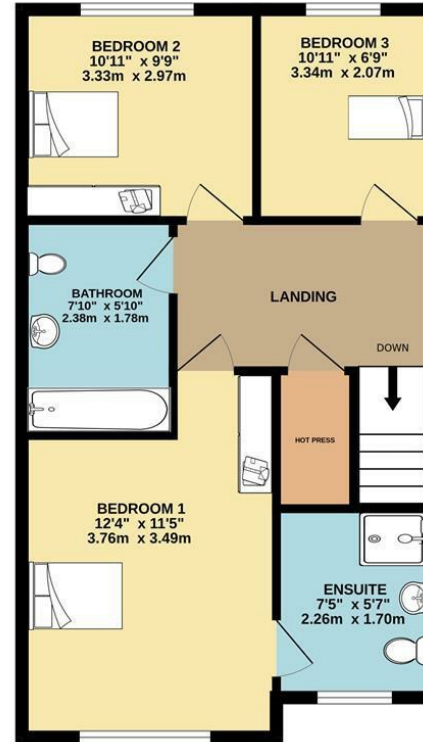


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1098sq.ft. (102.0 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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