



  
Raymond  
Potterton

20 Oak Vale, Bailis Downs, Navan, Co. Meath C15 VY6T

€325,000

BER C2








This is a most impressive 3 bedroom semi detached house located in the mature and sought after development Bailis Downs.



# 20 Oak Vale, Bailis Downs, Navan, Co. Meath C15

 1066.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property enjoys a very good position in the development overlooking a large green to the front and the property is not overlooked from the rear.

This property benefits from a walled in driveway to the front and a lovely rear garden with paved patio area.

Internally this property is well presented and benefits from some upgrading work to include modern ensuite, bathroom, new front windows & door and each room has built in storage.

It is excellently located with walking distance of the Bailis Village Centre, St Stephen Primary & Secondary Schools and the local leisure and recreational facilities. It is less than 5 minutes from the M3.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- Well presented throughout
- Not overlooked to the rear
- Gas fired central heating
- Storage in all bedrooms
- Upgraded bathroom and Ensuite
- Landscaped rear garden
- Paved patio area
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Red brick piers to the front with concrete driveway







### **FIXTURES & FITTINGS**

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



## ACCOMMODATION

### Entrance Hall

15'5" x 5'8"

With composite front door with leaded glass side panels, tiled flooring, coving and under-stairs storage.

### Lounge

17'11" x 11'6"

With feature wooden fireplace (open fire), wooden flooring, bay window, T.V. point and double doors to kitchen / dining room.

### Kitchen / Dining Room

17'8" x 11'6"

With tiled flooring, built in wall and floor units, splashback tiling, stainless steel sink unit, oven, hob, extractor fan, fridge freezer, washing machine and sliding door to the rear.

### Guest w.c.

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

### Landing

With carpet and hotpress.

### Bedroom 1

14'0" x 11'3"

With carpet and built in wardrobes.

### Ensuite

6'1" x 5'0"

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

### Bedroom 2

11'4" x 9'8"

With carpet and built in wardrobes.

### Bedroom 3

8'7" x 7'8"

With carpet and built in wardrobes.

### Bathroom

6'9" x 6'1"

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

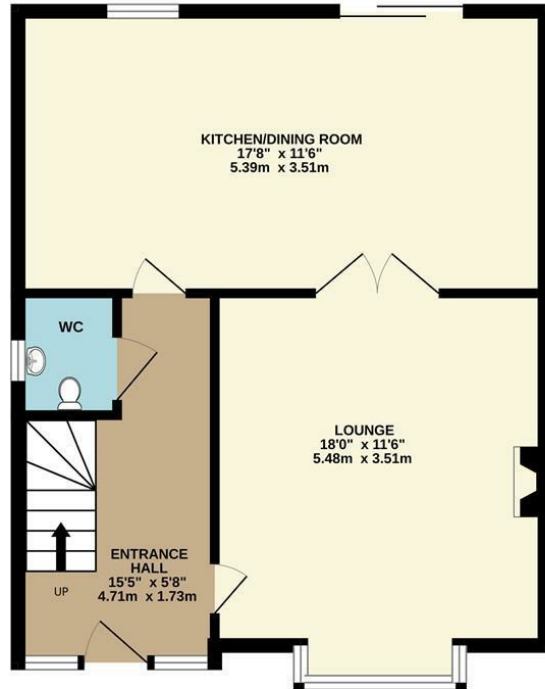
## DIRECTIONS

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 at the junction turn right and the property is located straight ahead identified by our For Sale Sign.

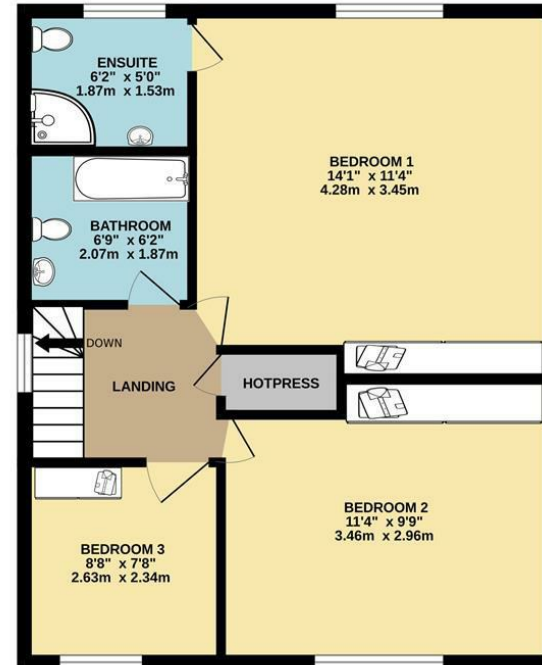


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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