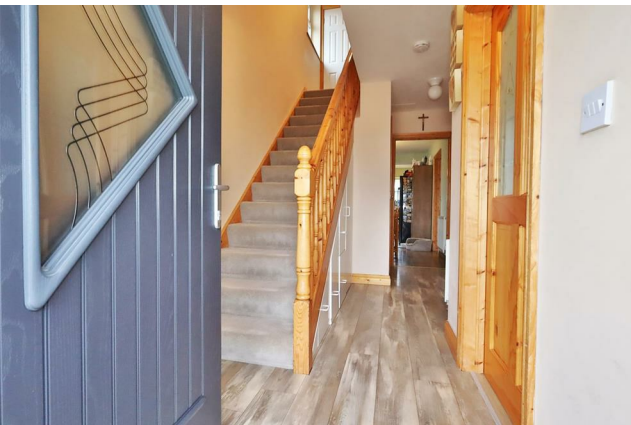




**3 Rathaldron Court Navan Co. Meath C15 N4CN**

**€349,000**







An excellent B rated 3 semi detached home nicely situated in the popular residential area of Rathaldron Court.



# 3 Rathaldron Court Navan Co. Meath C15 N4CN

 1109.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property is spacious and extends to c.103 sq.m. It benefits from a lovely large corner site offering a spacious front driveway providing ample car parking, wide side access and walled in landscaped garden with shed to the rear.

Internally the property is very well presented and is in walk in condition.

The lounge is spacious with a generous kitchen to the rear and separate dining room.

The bedrooms are also generously proportioned. This property has been fitted with PV panels and now has a 'B' energy rating.

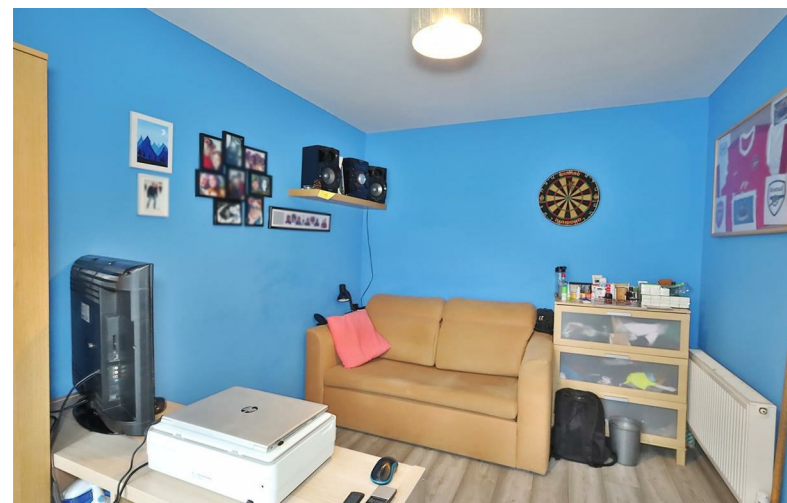
The property is within walking distance of St Paul's National School, Scoil Naoimh Eoin and there are two mini supermarkets on the door step. Navan Shopping Centre and main bus stop is also an easy walk away.

There is excellent access to the M3 via Junction 8 & 9.

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

## FEATURES

- Excellently presented throughout
- Walking distance to Town Centre
- High quality interior
- Top quality wooden flooring
- Bathroom and w.c. recently upgraded
- Newly fitted front door
- Front driveway providing ample parking
- Enclosed landscaped rear garden
- Gated side entrance
- Gas heating
- PV panels
- Block shed





### **FIXTURES & FITTINGS**

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



## ACCOMMODATION

### Entrance Hall

15'8" x 5'10"

With composite front door with glass side panels, wooden flooring and under-stair storage.

### Lounge

15'4" x 10'9"

With wooden flooring, feature limestone fireplace with granite hearth (open fire) and TV point.

### Kitchen

21'10" x 7'6"

With wooden flooring, built in walls and floor units, stainless steel sink unit, oven / hob, extractor fan, dishwasher and door to the rear garden.

### Dining

12'11" x 9'0"

With wooden flooring and sliding doors to the rear garden.

### Guest w.c.

4'0" x 3'10"

With tiled flooring, partially tiled walls, w.c. and w.h.b. with vanity unit.

### Landing

With wooden flooring and hotpress.

### Bedroom 1

10'2" x 10'1"

With wooden flooring and built in wardrobes.

### Ensuite

8'2" x 2'11"

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

### Bedroom 2

14'11" x 8'3"

With wooden flooring and built in wardrobes.

### Bedroom 3

11'8" x 8'6"

With wooden flooring and built in wardrobes.

### Bathroom

10'2" x 6'7"

Fully tiled, w.c., w.h.b and bath.

### Shed

18'6" x 7'5"

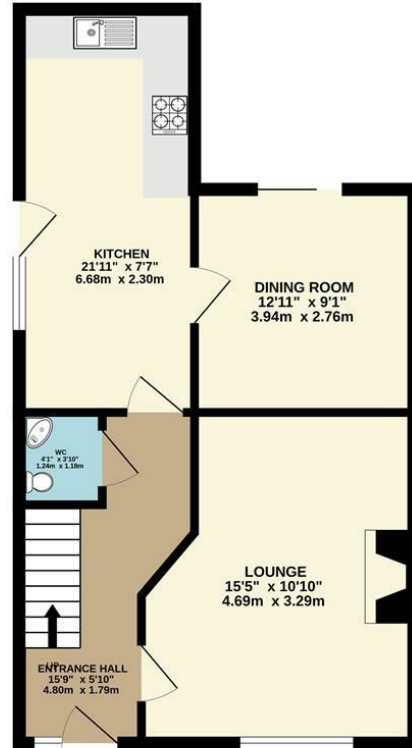
## DIRECTIONS

From Dublin travel into Navan along the M3. Take Junction 8 Navan South. At the 4th set of traffic lights turn right up Flowerhill. Take the first left at EZ Living Furniture. Go straight at the traffic lights. Continue straight and Rathaldron Court is on the right hand side. Turn right into Rathaldron Court and the property is on the left hand side identified by our For Sale sign.

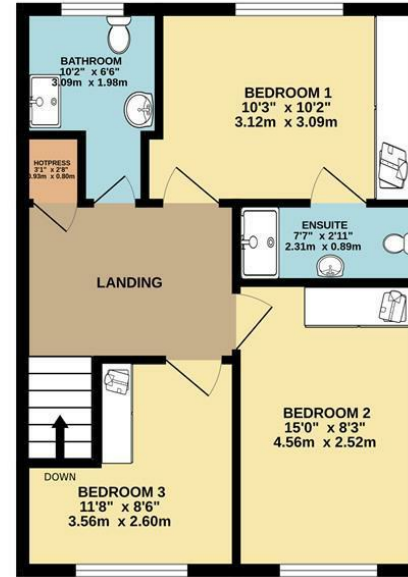


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1109sq.ft. (103.0 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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