Raymond Potterton

45 Flowerhill Navan Co Meath C15 A3E8

Asking Price €325,000

BER E2

Raymond Potterton Auctioneers are delighted to present this excellent property to the market on Flowerhill in the heart of Navan Town.

The property comprises of a 3 bedroom house with a self contained large flat which can be reincorporated to the house if required.

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INTRODUCTION

Living accommodation comprises of; lounge, dining room, kitchen, family bathroom and three double bedrooms.

To the rear of the property there is an large rear garden

The location of the property is second to none been within in walking distance of all local amenities such as Navan Shopping Centre, schools, church and sporting facilities.

Early viewing is highly advised

ACCOMMODATION

Lounge
16'7" x 9'9"
With wooden flooring.

Living area
11'2" x 8'2"
With wooden flooring.

Dining Room
10'9" x 10'7"
With wooden flooring.

Kitchen
7'6" x 8'6"
With tiled flooring.

Bedroom 1
11'4" x 10'6"
With wooden flooring.

Bedroom 2
15'3" x 7'11"
With wooden flooring.

Bedroom 3
16'0" x 9'11"
With wooden flooring.

Bathroom
8'2" x 6'2"
With wooden flooring.

Studio Apartment
24'11" x 9'2"
The studio flat comprises of living/bedroom, kitchenette and bathroom.

FEATURES
• Excellent investment property
• Large garden suitable for redevelopment
• bright & spacious living accommodation
• Gas fired central heating
• Double glazed windows throughout
• Excellent Location

FIXTURES & FITTINGS
All flooring, blinds, curtains light fittings, are included in the sale.

DIRECTIONS
From Dublin travel along the M3 and exit at Junction 8 for Navan. Travel towards the town and turn right at the fifth set of traffic lights up Flower Hill. Number45 is located near the top of the hill on your right hand side identified by our for sale board