

# REA

# T&J Gavigan

PRSA No. 00 - 1249



**3 BEDROOM MID - TERRACE IN A QUIET CUL DE SAC**

**FOR SALE BY PRIVATE TREATY**

**123 Blackcastle Lodge  
Navan  
Co. Meath  
C15 ENN3**

**ASKING PRICE: €215,000**

**BER C1**

## **DESCRIPTION**

No. 123 Blackcastle Lodge is a spacious 3 bedroom mid - terrace house perfectly positioned in a quiet cul de sac of just 4 houses. The property has been maintained in excellent condition and boasts spacious and bright accommodation. No. 123 is a perfect home for a starting family with space for every family member. Viewings are highly recommended with REA T&J Gavigan.

## **LOCATION**

Blackcastle Lodge is located just off Flower Hill, 5 minutes` walk to Navan town centre. Flower Hill has a mix of residential and commercial developments. St. Paul`s Primary School, Blackcastle Shopping Centre and all of the amenities of Navan are on its doorstep. It also enjoys convenient access to Dublin City, Airport and surrounding areas via its proximity to both the N3 and M3 motorway.

## **FEATURES**

- Minutes from town centre
- c. 50 minutes from Dublin City Centre
- Located in a quiet cul de sac of just 4 houses
- Excellent condition
- Parking to the front
- Enclosed rear garden

## **SERVICES**

**Water:** Mains

**Sewage:** Mains

**Heating:** Natural Gas Heating

## **OUTSIDE**

Enclosed rear garden laid to lawn. Garden shed. Not overlooked at the front.



## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Hallway:**

Cream tiling through the hallway. Alarm pad and under stairs storage. Cream carpeted stairs to first floor.

#### **Living Room: 5.12m x 3.32m**

Wooden flooring. Large bay window overlooking the front. Fireplace with black insert & hearth and gas fire. Double doors leading to the kitchen / dining room. Coving & centre piece.

#### **Kitchen cum Dining Area: 5.51m x 3.41m**

Cream tiling to floor and over counter tops. Fully fitted kitchen with fridge freezer, washing machine, dishwasher, oven/hob and extractor fan. Window overlooking the back and patio doors leading to the rear garden.

#### **Guest wc: 1.58m x 0.93m**

Tiled flooring. White w.c. and w.h.b.

### FIRST FLOOR

**Cream carpet to landing and bedrooms. Hot Press.**

#### **Master Bedroom: 4.19m x 3.04m**

Built in wardrobes. Overlooking the rear garden.

#### **En-Suite: 2.30m x 1.22m**

White w.c., w.h.b. and shower cubicle. Tiled flooring, shower cubicle and back splash. Window to the side.

#### **Bedroom 2: 3.86m x 2.65m**

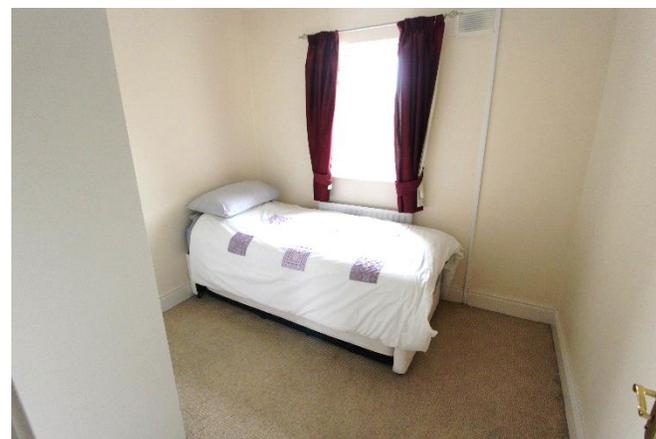
Built in wardrobes. Overlooking the front garden.

#### **Bedroom 3: 2.76m x 2.49m**

Built in wardrobes. Overlooking the front garden.

#### **Main Bathroom: 2.32m x 1.69m**

White w.c., w.h.b. and bath with Triton Shower over bath. Tiled flooring, over bath to ceiling and back splash. Velux window.





### VIEWING

*Please contact us to arrange an appointment.  
046-9023232 or email [navan@reatjgavigan.ie](mailto:navan@reatjgavigan.ie)*

### PRICE

**€215,000**

### CONTACT NEGOTIATOR

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### BER INFORMATION

**BER: C1**  
**BER No.: 111866604**  
**Energy Performance Indicator: 169.32 kWh/m<sup>2</sup>/yr**

### DIRECTIONS

From Dublin, travel the M3 motorway exiting at junction 8 (Navan South). At the roundabout take the first exit and continue straight through 3 sets of traffic lights. Turn right at the 4th set of traffic lights and go up the Flower Hill. After the traffic lights (half way up) turn right into Blackcastle Lodge. Keep to the right and turn left at the roundabout. No. 123 is located on the right hand side. See REA T&J Gaviagn sign.



[navan@reatjgavigan.ie](mailto:navan@reatjgavigan.ie)

**CALL NOW ON 046 – 902 32 32**

#### **Conditions to be noted:**

The above particulars are issued on the understanding that all negotiations concerning the property are conducted through REA T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information purposes only and do not form part of any contract.