

**For Sale**  
By Private Treaty

Guide Price  
**€220,000**

**REA**

**T&J GAVIGAN**



## **152 Blackcastle Estate, Navan**

**Co. Meath C15 C6D9**

4 BEDROOM SEMI-DETACHED EXTENDING TO APPROX. 111.17  
sq. m.



[www.reatjgavigan.ie](http://www.reatjgavigan.ie)

PSRA : 001249



## | Description

152 Blackcastle Estate is a four bedroom semi-detached house, a perfect starter home. The internal accommodation is well laid out with spacious rooms suitable for every family member. The house benefits from maintenance-free rear garden and well-maintained condition. The house is accessed via an entrance porch with the living room to the left and a spacious kitchen/dining overlooking the rear garden. Four bedrooms and bathroom are located on the first floor. Viewings are highly recommended.

Blackcastle Estate is located off the N51 Road (Slane Road). All the local amenities are located nearby including Blackcastle Shopping Centre. St. Oliver Plunketts National School is located within walking distance. Access to the M3 motorway is also easily reached.

## | Features

- Extending to approx. 111.17 sq. m.
- Maintenance-free rear garden
- Gated entrance to the front driveway
- Mature and well-settled estate
- Water: Mains
- Sewage: Mains
- Heating: Oil Fired Central Heating



## Accommodation

- **Entrance Porch**

Sliding door to porch. Tiled flooring.

- **Entrance Hallway: 4.47m x 2.42m**

Tiled flooring with carpeted stairs to first floor. Phone point. Guest w.c.

- **Living Room: 4.42m x 3.76m**

Located to the left off the hallway with a window overlooking the front of the house. Laminate flooring. Fireplace with open fire and T.V. point. Built in storage press.

- **Kitchen/Dining Area: 6.63m x 3.55m**

Tiled flooring throughout. Kitchen units with breakfast bar. Tiled backsplash & windows to the rear. Door leading to utility room.

- **Utility**

Tiled flooring. Plumbed for washing machine. Door leading to rear garden and separate door leading to the garage.

- **Garage**

- **Landing: 4.04m x 1.18m**

- **Bedroom 1: 4.24m x 2.80m**

Large double bedroom with wooden flooring and plenty of fitted wardrobes and shelving. Looking over the front of the house.

- **Bedroom 2: 3.56m x 2.30m**

Second double bedroom with wooden flooring located to the rear of the house.

- **Bedroom 3: 2.31m x 2.30m**

Located to the rear of the house with wooden flooring throughout.

- **Bedroom 4: 4.47m x 2.24m**

Single bedroom overlooking the front garden. Wooden flooring and fitted wardrobes.

- **Bathroom: 2.44m x 1.44m**

White w.c., w.h.b with vanity unit and bath with electric shower over bath. Fully tiled. Window overlooking the rear garden.



## Outside

Gated entrance to tarmac driveway to the front with the remainder laid to lawn. Fenced maintenance-free rear garden with a sunny aspect.





## | BER

BER: E1

BER No.: 113125298

Energy rating: 318.71 kWh/m<sup>2</sup>/yr

## | Viewing

- All viewings will be by private appointment
- Maximum 2 people per viewing
- Appointments restricted to 15 minutes – please be punctual

## | Directions

From Dublin, travel the M3 motorway exiting at junction 8 (Navan South). At the roundabout take the first exit and follow the road through three sets of traffic lights. At the fourth set of traffic lights turn right going up Flower Hill. At the roundabout take the last exit onto N51 and follow the road. Take the 3rd left turn and follow the road. No. 152 is located on your right hand side.

## | Price

€220,000

## | Selling agent

**REA T&J Gavigan**  
35 Railway Street  
Navan  
County Meath

**W** [www.reatjgavigan.ie](http://www.reatjgavigan.ie)  
**T** 046 9023232  
**E** [navan@reatjgavigan.ie](mailto:navan@reatjgavigan.ie)

## | Sales agent

**Lynn Lynagh**  
**B.Sc. (Hons) Assoc. SCSi RICS**  
**E** [lynn@reatjgavigan.ie](mailto:lynn@reatjgavigan.ie)



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