

REA

T&J Gavigan

PRSA No. 00 - 1249



**4 BEDROOM SEMI – DETACHED HOUSE LOCATED ON THE
SLANE ROAD**

FOR SALE BY PRIVATE TREATY

**13 Blackcastle Estate
Navan
Co. Meath
C15 C9C7**



ASKING PRICE: €219,000



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navan@reatigavigan.ie

CALL NOW ON 046 – 902 32 32

DESCRIPTION

No. 13 Blackcastle Estate is a large four bedroom semi-detached family home. It is a perfect opportunity for a starting family to acquire a great home in a well settled estate. The property requires some modernisation but boasts spaciousness throughout with great proportion of accommodation, a good size garden to the rear and plenty of parking space to the front. REA T&J Gavigan highly recommend to organise a viewing.

LOCATION

Blackcastle Estate is located on the Slane Road, within a short walking distance to Navan town centre. St. Oliver Plunketts National School is located near by together with Blackcastle Shopping Centre. Drogheda is c. 25 minutes drive from the property via the N51 and the M3 motorway is easily reached linking Navan town to Dublin City & Airport in just c. 45 minutes.

FEATURES

- Extending to c. 123.44 sq. m. / 1,328 sq. ft.
- Spacious accommodation throughout
- Located in a well-settled estate
- Primary & secondary schools near by

SERVICES

Water: Mains

Sewage: Mains

Heating: Natural Gas Heating

OUTSIDE

Front driveway is cobble locked throughout with plenty of space for parking. Side gate leading to the rear garden.

Decking area to the front of the rear garden with the rest area laid to lawn. Garden shed.



ACCOMMODATION

GROUND FLOOR

Entrance Porch: 1.97m x 0.66m

Tiled flooring.

Entrance Hallway: 2.13m x 3.87m

Carpeted flooring with carpeted stairs leading to the first floor. Alarm panel.

Living Room: 4.52m x 4.35m

Large window overlooking the front driveway. Gas fire fireplace with tiled back splash. Carpeted flooring with door leading to separate dining room.

Dining Room: 3.35m x 5.30m

Large dining area with one door leading to the kitchen, another to the utility room and a patio door to the rear garden. Velux windows. Laminate flooring.

Kitchen: 3.30m x 3.47m

Laminate flooring and tiled back splash. Window overlooking the rear garden. Plenty of kitchen units. Door to storage press (1.40m x 0.57m) and access to under stairs storage off the kitchen.

Utility Room: 3.15m x 1.71m

Tiled flooring. Plumbed for washing machine. Patio door and window to rear garden. Door leading to downstairs shower room.

Shower Room: 3.13m x 1.07m

Window overlooking rear garden. Fully tiled. White w.c., w.h.b. and shower basin with Triton electric shower.

FIRST FLOOR

Landing: 4.02m x 1.77m

Carpeted. Window overlooking the side of the house. Hot press and access to the attic. Alarm panel.

Master Bedroom: 3.94m x 3.74m

Located to the front of the house with a window overlooking the front driveway. Carpeted flooring.

Bedroom 2: 3.72m x 2.76m

Window overlooking the front of the property. Carpeted flooring.

Bedroom 3: 2.70m x 3.56m

Located to the back of the house with a window overlooking the rear. T&G flooring with carpet over it. Fitted wardrobes.

Bedroom 4: 2.42m x 2.28m

Single bedroom located to the rear of the house. Carpeted flooring.

Main Bathroom: 1.49m x 2.22m

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





COVID-19

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

VIEWING

Please contact us to arrange an appointment.
046-9023232 or email navan@reatjgavigan.ie

PRICE

€219,000

CONTACT NEGOTIATOR

REA T&J Gavigan
35 Railway Street, Navan

T: 046 – 902 32 32
E: navan@reatjgavigan.ie
W: www.reatjgavigan.ie



BER INFORMATION

BER: D2
BER No.: 112557772
Energy Performance Indicator: 276.30 kWh/m²/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. At the 4th set of traffic light, turn right and travel up Flower Hill. At the roundabout, take the 3rd exit and follow the road. Take the 4th Left onto Blackcastle Estate and the next left again. No. 13 is on your left hand side.



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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.