

For Sale
By Private Treaty

REA

T&J GAVIGAN

Guide Price

€235,000



27 Oak Crescent, Athlumney Wood

Navan, Co. Meath C15 DEC8

3 BEDROOM SEMI-DETACHED HOUSE EXTENDING TO approx.
98 sq. m.

BER C3

www.reatjgavigan.ie

PSRA : 001249

| Description

No. 27 Oak Crescent is a three bedroom semi-detached house, a perfect property for the First Time Buyers or a starting family. This family home has been maintained in excellent condition and is ready for immediate occupation with ample indoor and outdoor space. Nestled in a small cul de sac, the property overlooks a large green area and benefits from being well-maintained and great location. Early viewings are highly recommended.

Athlumney Wood development is conveniently located within a short distance to Navan town centre, M3 motorway and Johnstown Shopping Centre with Supervalu, Costa Coffee and many more. Giraffe Childcare is also located within the development. Schools including Colaiste na Mi, St. Stephen`s National School and Loreto St. Michael`s Secondary School are all located within walking distance from the property.



| Features

- Extending to approx. 98 sq. m.
- Located in a cul de sac - overlooking a large green area
- Located to the front of the development
- Amenities including shops and schools are all within walking distance
- Bus stops with routes to Dublin City & Airport outside of the development
- Property presented in excellent condition
- Water: Mains
- Sewage: Mains
- Heating: Natural Gas Heating



|| Accommodation

- **Entrance Hallway: 1.89m x 4.89m**

Laminate wooden flooring with carpeted stairs leading to the first floor. Under stairs storage. Alarm panel.

- **Guest W.c.: 1.51m x 0.77m**

White w.c. and w.h.b. Window overlooking the side.

- **Living Room: 3.27m x 5.35m**

Located to the right off the entrance hallway with a large window overlooking the front of the house. Wooden fireplace surround with feature firewood stove. T.V. point. Wooden flooring and double doors leading to the dining area.

- **Kitchen/Dining Area: 2.50m x 4.86m / 3.39m x 3.26m**

Wooden flooring in the dining area with patio doors leading to the rear garden.

Kitchen units with free-standing fridge/freezer, dishwasher and integrated oven/hob and extractor fan. Window overlooking the rear garden. Tiled flooring and backsplash over the countertops.

- **Landing: 1.90m x 2.98m**

Carpeted flooring with a window overlooking the side of the house. Home to Hot Press.

- **Master Bedroom: 3.19m x 3.27m**

Located to the back of the house with a window overlooking the rear garden. Wooden flooring and fitted wardrobes.

- **En-Suite: 2.51m x 0.80m**

White w.c., w.h.b. and shower cubicle.

- **Bedroom 2: 4.51m x 2.77m**

Spacious double bedroom with a bay window overlooking the front of the house. Wooden flooring and fitted wardrobes.

- **Bedroom 3: 2.39m x 2.78m**

Single bedroom overlooking the front of the house. Wooden flooring and fitted wardrobes.

- **Main Bathroom: 2.07m x 1.88m**

White w.c., w.h.b. and bath with a hand-held shower. Tiled flooring, backsplash over w.h.b. and over bath to ceiling. Window overlooking the rear garden.





| Outside

Cobble locked driveway to the front with a side gate leading to the rear garden. Spacious rear garden mainly laid to lawn with a garden shed and some decorative shrubbery to the back.

| BER

BER: C3
BER No.: 113270334
Energy rating: 219.15 kWh/m²/yr

| Price

€235,000

| Directions

From Dublin, travel the M3 motorway exiting at junction 8 (Navan South). At the roundabout take the first exit and at the traffic lights turn right going over the bridge. Take the second turn left onto Athlumney Wood. Take the second turn right onto Oak Crescent and No. 27 is the second house on your left hand side. See REA T&J Gavigan sign.

| Viewing

- All viewings will be by private appointment
- Maximum 2 people per viewing where not from the same household
- Maximum 4 people per viewing where from the same household
- Appointments restricted to 15 minutes – please be punctual

| Selling agent

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