

# REA

# T&J Gavigan

PRSA No. 00 - 1249



**4/5 BEDROOM DETACHED RESIDENCE WITH CONSERVATORY & GARAGE**  
c. 2,275.06 ft<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

**Residence at Philpotstown**

**Balreask**

**Navan**

**Co. Meath**

**C15 HWN1**

**ASKING PRICE: €450,000**



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

CALL NOW ON 046 – 902 32 32

## **DESCRIPTION**

REA T & J Gavigan are happy to bring a very impressive 4 bedroom residence with a study to the open Navan market. The layout of the property has been designed to the highest specifications with very spacious accommodation throughout the house. The property has been maintained in excellent condition and boasts not only generous internal area but ample outdoor space to the front and back of the property. No. 2 Philpotstown is beautifully presented and is a perfect home for a growing family located in a quiet cul de sac of just 4 houses. Viewings are highly recommended.

## **LOCATION**

The property is located c. 10 minutes' drive from Navan Town Centre. Situated in the countryside yet close to the Town. The M3 Motorway linking Navan to Dublin City and Dublin Airport is only a short driving distance away from the property. Balreask Arms Restaurant is also located within walking distance from No. 2 Philpotstown.

## **FEATURES**

- Large detached residence
- Extending to c. 211.36 sq. m. / 2,275.06 sq. ft.
- Constructed in c. 1998
- Set on a site extending to c. 0.27 acres
- Located in a small and quiet cul de sac of just 4 houses
- Plenty of parking space to the front & rear
- Cobble lock driveway and area to the rear
- Garage
- Conservatory
- 4 bedrooms (3 en-suites)
- Excellent area – located in the countryside, yet only a very short driving distance to Navan Town Centre

## **SERVICES**

*Water:* Mains

*Sewage:* Mains

*Heating:* Oil & Wood Pellet

## **OUTSIDE**

Private rear garden. Not overlooked. Large cobble lock area to the rear. Block built storage shed.



## **ACCOMMODATION**

### **GROUND FLOOR**

#### ***Entrance Hallway***

Tiled flooring throughout the hallway with carpeted stairs to the first floor. Alarmed.

#### ***Living Room: 5.87m x 4.51m***

Carpeted living room located to the front. Large stone fireplace with a stove. Double doors leading to kitchen and dining area.

#### ***Kitchen Area: 6.94m x 4.04m***

Fully fitted light oak kitchen overlooking the front and back garden. Tiled flooring.

#### ***Dining Room Area: 4.27m x 3.92m***

Laminate flooring. Window to the side of the house. Wide arch leading to the conservatory.

#### ***Conservatory: 3.82m x 2.81m***

Tiled flooring throughout the conservatory with spot lights and velux window. Patio doors to the rear garden.

#### ***Utility Room***

Tiled flooring. Built in washing machine, dryer and storage.

#### ***Wet room: 2.04m x 1.68m***

Fully tiled. White w.c., w.h.b. and Mira Electric Shower. Window to the rear.

#### ***Garage: 5.23m x 3.78m***

Door to garage from the kitchen and an up-and-over garage door to the front of the property. Window overlooking rear garden. Home to "Woodpecker" – wood pellet boiler.







## SPLIT LEVEL FIRST FLOOR

### **Bedroom 1: 5.11m x 4.05m**

Windows overlooking the front and rear gardens. Phone and T.V. point with built in wardrobes. T&G flooring throughout.

### **Ensuite: 1.80m x 1.70m**

White w.c., w.h.b. and tiled shower cubicle. T&G flooring. Window to the rear.

### **Main Bathroom: 3.45m x 2.30m**

T&G flooring. Window to rear. White w.c., w.h.b. and bath with Triton shower. Fully tiled walls and bath surround. Access to Bedroom 2.

### **Bedroom 2: 4.05m x 3.72m**

Overlooking the rear garden. T&G flooring. Built in wardrobes. Access to main bathroom.

### **Bedroom 3: 4.17m x 2.77m**

Overlooking the rear garden. T&G flooring. Built in wardrobes.

### **Ensuite: 2.24m x 1.44m**

White w.c., w.h.b. and shower cubicle. T&G flooring. Tiled walls and shower cubicle.

### **Bedroom 4: 4.38m x 3.56m**

Overlooking the front. Built in wardrobes. T&G flooring.

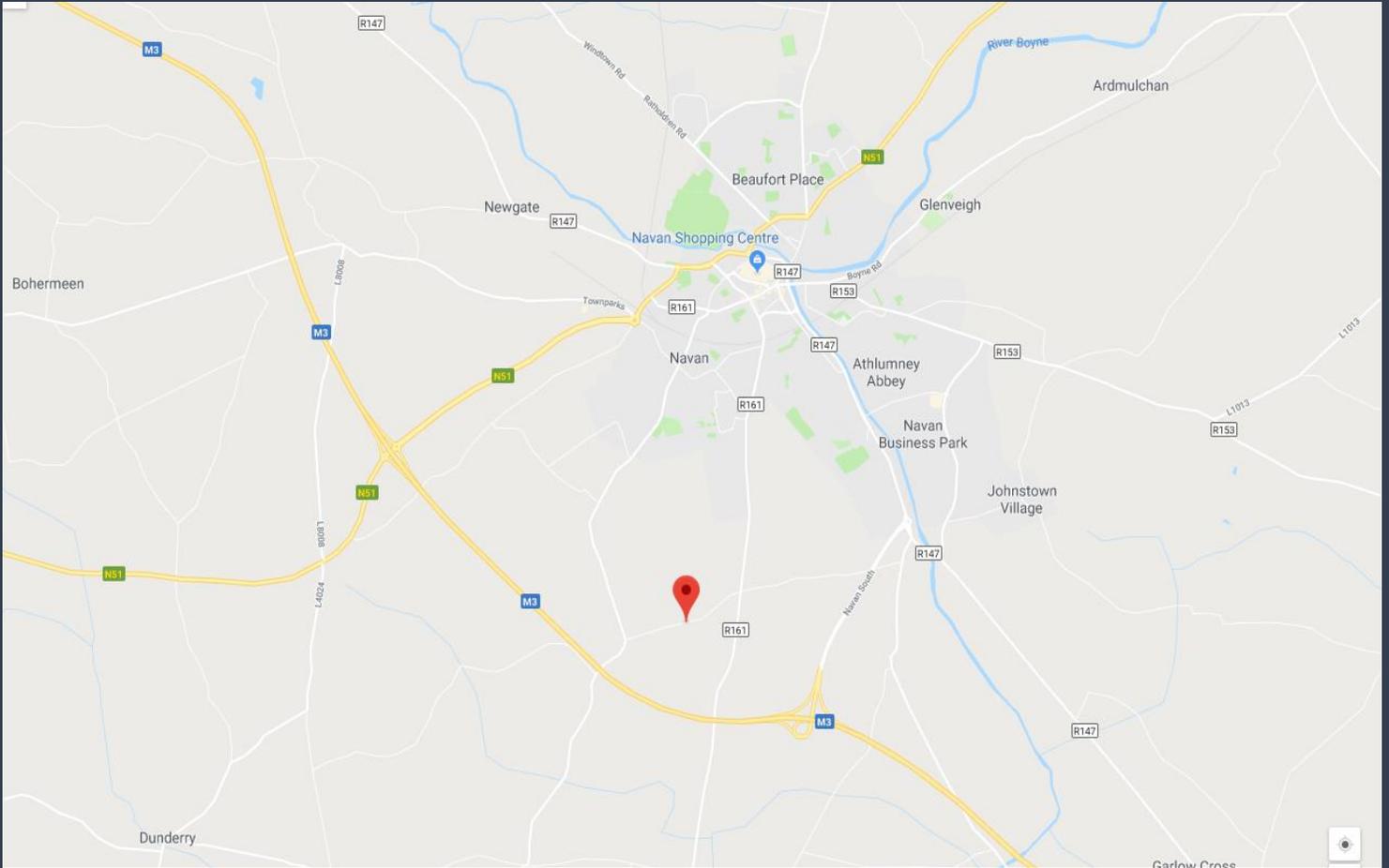
### **Ensuite: 2.23m x 1.76**

White w.c., w.h.b. and shower cubicle. T&G flooring. Window to the side. Fully tiled walls and shower cubicle.

### **Bedroom 5 / Study: 2.95m x 2.62m**

Overlooking the front. T&G flooring with built in storage.





### **BER INFORMATION**

**BER: C1**

**BER No.: 1116783398**

**Energy Performance Indicator: 170.27 kWh/m<sup>2</sup>/yr**

### **VIEWING**

**Please contact us to arrange an appointment.**

**046-9023232 or email [navan@reatjgavigan.ie](mailto:navan@reatjgavigan.ie)**

### **PRICE**

**€450,000**

### **CONTACT NEGOTIATOR**

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

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

### **DIRECTIONS**

***From Dublin, travel the M3 Motorway exiting at junction 8 (Navan South). At the roundabout take the second exit and turn right (after Willow's Restaurant). Take a second turn right and follow the road. At the T-junction go straight through and follow the road. The property is the second property in a small cul de sac located on the left hand side. See REA T & J Gavigan sign.***

***From Navan, travel the R161 Road towards Trim. Turn right (straight after Balreask Arms Restaurant) and follow the road. The property is the second property in a small cul de sac located on the left hand side. See REA T & J Gavigan sign.  
C15 HWN1***



the mark of  
property  
professionalism  
worldwide



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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.