

REA

T&J Gavigan

PRSA No. 00 - 1249



Fantasic Family Home - 5 Bedroom Detached c.151m²

FOR SALE BY PRIVATE TREATY

191 Canterbrook
Trim Road
Navan
County Meath
C15 C7DN



ASKING PRICE: €330,000



the mark of
property
professionalism
worldwide



navan@reatigavigan.ie

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DESCRIPTION

REA T & J Gavigan are delighted to bring to the summer market 191 Canterbrook Navan. This is a fantastic opportunity to acquire a lovingly maintained substantial five-bedroom detached family home extending to c. 151m² (1,625ft²). Accommodation briefly comprises of: Ground floor - entrance hallway, open plan kitchen/dining area, utility room, guest W.C., living room, garage converted to bedroom 5 with en-suite and extended sunroom to the rear. First floor - 4 bedrooms (master en-suite) all with the benefit of sliderobes and main family bathroom.

Private, rear garden with patio area and large cobblelock driveway with ample parking. Located in the mature and family orientated development of Canterbrook just off the Trim Road within walking distance to all local amenities.

The five bedroom detached home is in excellent condition and has been maintained to the highest standards by its current owners, viewing comes highly recommended with REA T & J Gavigan

LOCATION

The property is located within walking distance of the Navan Town centre and all the local amenities. The M3 Motorway

Canterbrook is one of Navan's most sought after, established residential developments. Very family orientated area.

The property is within walking distance to all local amenities including Navan & Beechmount Shopping Centres, Schools, Navan hospital etc.

The development is situated on the Trim Road Navan easily accessible to R147 and the M3 Motorway without having to go through Navan town, linking Navan to Dublin City. The M3 links to M50 making Dublin Airport and all other major routes easily accessible.

FEATURES

- Natural Gas Central Heating
- Bright and spacious accommodation throughout, newly fitted kitchen
- Presented in Turn Key condition
- Superb location in Canterbrook off Trim Road
- Located close to all local amenities
- Easy access to Dublin via M2/M3 which links to M50 Motorway
- Stove in living room with back boiler
- Fully alarmed
- Large cobblelock front driveway
- Viewing a must contact Lynn Lynagh REA T & J Gavigan



ACCOMMODATION

GROUND FLOOR

Entrance Hallway:	4.8 m x 2.1m
Kitchen :	4.3 m x 3.9 m
Dining Area:	3.5 m x 4.0 m
Sunroom :	5.0 m x 3.6 m
Utility:	1.6 m x 4.0 m
Livingroom:	4.5 m x 3.2 m
Bedroom 5:	2.7 m x 4.5 m
En-Suite:	1.0 m x 2.5 m

FIRST FLOOR

Landing area:	3.7 m x 3.5 m
Bedroom 1:	4.0 m x 3.6 m
En-Suite :	1.7 m x 2.2 m
Bedroom 2 :	2.9 m x 3.4 m
Bedroom 3 :	2.8 m x 3.4 m
Bedroom 4 :	2.7 m x 2.5 m
Main Bathroom:	2.1 m x 1.8 m



BER INFORMATION

BER: C2

BER No. : 102228632

Energy Performance Indicator: 194.02 kWh/m²/yr



DIRECTIONS

From Dublin travel along the M3 into Navan. Take Junction 8 For Navan. On entering Navan turn left at the 2nd set of traffic lights. Continue to the roundabout and turn left out the Trim Road. Travel straight passing Beechmount Shopping Centre on your right. Canterbrook is located on the right hand side, take the 2nd left hand turn and property is second on the left hand side.

VIEWING

Strictly by prior appointment with Sole Selling Agents REA T & J Gavigan. For more information or to arrange a viewing, please contact us on 046 90 23232 or email: navan@reatjgavigan.ie

CONTACT NEGOTIATOR

Lynn Lynagh
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T: 046 – 902 32 32
E: navan@reatjgavigan.ie
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ASKING PRICE
€370,000



navan@reatjgavigan.ie

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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.