

# REA

# T&J Gavigan

PRSA No. 00 - 1249



**3 BEDROOM END-TERRACE HOUSE IN NAVAN TOWN CENTRE**

**FOR SALE BY PRIVATE TREATY**

**8 Emmet Terrace  
Navan  
Co. Meath  
C15 N6P6**

**ASKING PRICE: €190,000**





## **DESCRIPTION**

No. 8 Emmet Terrace, a 3 bedroom end of terrace bungalow is a perfect property for those looking to downsize or move to Navan town centre. Although the property requires some modernisation, it is full of potential with its great location, spacious accommodation internally and ample garden area to the front and rear. Viewings are highly recommended!

## **LOCATION**

Emmet Terrace is located just few minutes' walk from Navan town centre which is easily accessed by foot. Navan Shopping Centre is located nearby and all of the amenities are on the property's doorstep. St. Patrick's Classical School and Our Lady's Hospital are both located within a short walking distance from the property.

## **FEATURES**

- Town centre location
- Scope for extension to the rear subject to relevant planning permission
- Generous parking to the front
- High ceilings
- Ardan Phadraig Playground located across the road
- Ample outdoor area to the rear

## **SERVICES**

*Water:* Mains

*Sewage:* Mains

*Heating:* Oil Fired Central heating

## **OUTSIDE**

Spacious rear garden with concrete purpose-built shed. Patio area with the remainder of the rear garden laid to lawn.

## **ACCOMMODATION**

***Entrance Hallway: 2.18m x 1.08m***

Off the porch at the main door.

***Living Room: 3.47m x 4.25m***

Located to the front of the property with windows overlooking the front and side of the house. Open fireplace with stone feature surround. Carpeted flooring.

***Kitchen/Dining Room: 3.57m x 4.05m***

Large window overlooking the rear garden. Tiled flooring. Home to a large Hot Press. Plenty of kitchen units throughout. Plumbed for washing machine.

***Bedroom 1: 2.66m x 2.75m***

Double bedroom located to the front of the house. Carpeted flooring. Built in wardrobes.

***Bedroom 2: 2.62 x 4.25m***

Double bedroom with carpeted flooring and built in wardrobes.

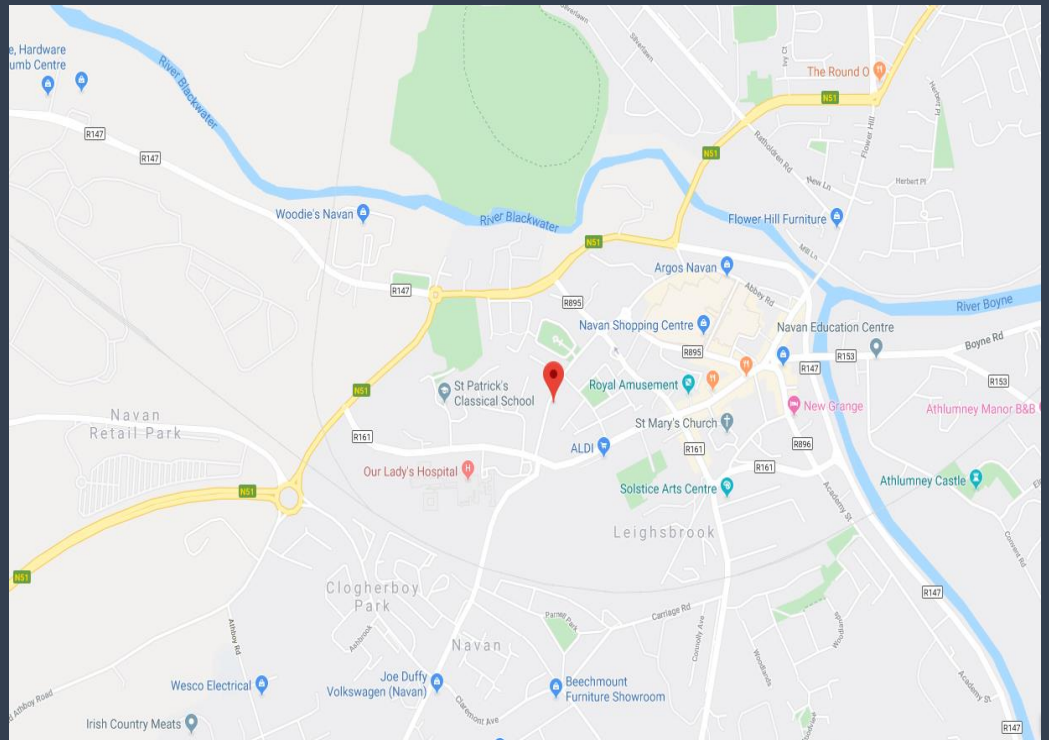
***Bedroom 3: 3.01m x 2.36m***

Carpeted flooring and built in wardrobes.

***Main Bathroom: 3.67m x 2.38m***

White w.c., w.h.b. and bath with separate electric shower. Tiled flooring. Door leading to the rear of the property.





## 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](mailto:navan@reatjgavigan.ie)**

## PRICE

**€190,000**

## CONTACT NEGOTIATOR

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## BER INFORMATION

**BER: G  
BER No.: 100475623  
Energy Performance Indicator: 548.83 kWh/m<sup>2</sup>/yr**

## DIRECTIONS

**From Dublin, travel the M3 Motorway exiting at junction 9. Take the last exit at the first roundabout and go straight through the second roundabout following the N51 road. At the third roundabout take a second exit and take a first turn right. At the traffic lights turn left and follow the road. No. 8 Ememt Terrace is located on your right hand side. See REA T&J Gavigan sign.**



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professionalism  
worldwide



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

**CALL NOW ON 046 – 902 32 32**

### **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.