

FOR SALE
BY PRIVATE TREATY



51 Blackwater Abbey, Navan, Co. Meath, C15P3C1



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Meath, C15P3C1

BER: C1 GIA: c. 102.08m² (c. 1100 sq. ft)

Located in the exclusive development of Blackwater Abbey is this three bedroom semi-detached house, which boasts vehicular access to the side and a garden Shomera; perfect for working from home or a home gym.

Blackwater Abbey is a small development with just 60 houses and is located within a short walk from Navan Town Centre and Blackwater Park with tranquil walks along the Boyne River. The estate itself is very well maintained and boasts a lovely Abbey Ruins as a distinguishable focal point.

The property itself is presented in good condition throughout. To the front of the house is a graveled driveway for off street parking, as well as side vehicular access. The rear garden is surrounded by mature trees. On entering the property you arrive in the hallway, which boasts double doors leading into the sitting room; an unusual feature. The sitting room features a fireplace with an open fire and a

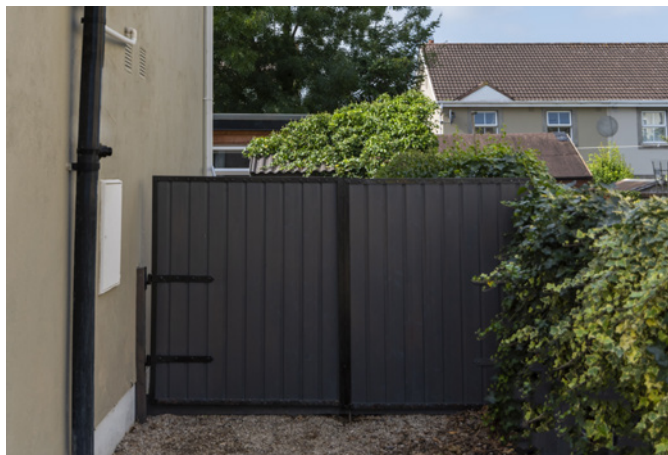
Charming 3 bedroom
family home with side
vehicular access &
Shomera style home
office.



further set of double doors, which lead to the dining room to the rear of the house. An opening leads to the kitchen which has a door leading out to the rear garden. There is also a downstairs WC and a useful understairs storage cupboard, which houses the washing machine, plus an additional walk-in cupboard. Upstairs are the three double bedrooms, master ensuite and the main bathroom.

Blackwater Abbey is extremely close to Navan Town Centre, with an array of high street shops, local shops, and bars & restaurants. Navan also benefits from a number of good schools at both Primary & Secondary level, as well as an array of sports clubs to include GAA, Soccer, Rugby & Tennis. The town also boasts facilities such as Navan Library, Aura Leisure Centre, which is nearby and the Solstice Arts Centre. Our Lady's Hospital and the M3 motorway are easily accessible. There are also a number of commuter bus services for Dublin and the surrounding areas.

To arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092.



FEATURES

- Side vehicular access + driveway
- Garden Shomera included in sale-ideal for home office
- Oiled fired central heating
- Open fire in sitting room
- Double glazed windows throughout
- Canopied front entrance
- Painted rendered exterior
- Sandstone window surrounds
- Matures trees & plants to front & rear
- Guest WC downstairs in addition to bathroom & ensuite
- Understairs storage plus walk-in storage cupboard

ACCOMMODATION

Downstairs:

- Hallway (1.78 widest / 0.94 narrowest x 5.63 length) - Front door with decorative glass insert, tiled floor, skirting, ceiling light, moulded ceiling rose, ceiling coving, radiator, double doors with glass panels leading to sitting room, doors to storage cupboard, WC & kitchen.
- Guest WC (1.8 x 0.779) - Positioned under the stairs and including WC, basin with tiled splashback, tiled floor, skirting, ceiling light.
- Understairs storage & walk-in cupboard (0.779 x 1.139) - Understairs storage houses washing machine, plus additional storage space.
- Living room (3.89 x 5.10) - Two sets of double doors (one from hallway & one to the dining room), solid Oak floor, skirting, fireplace with solid wood mantle (painted), cast iron inset & granite hearth, ceiling coving, moulded ceiling rose, ceiling light, wall mounted light in alcove, radiator, two windows overlooking the front of the property.
- Kitchen (2.97 x 3.08) - Fitted solid wood cream units, work tops, tiled splashback, tiled floor, fully glazed door to back garden, window overlooking rear garden, stainless steel sink & drainer, extractor hood, free standing oven, integrated dishwasher, integrated fridge / freezer.
- Dining room (2.71 x 3.57) - Window overlooking rear garden, solid Oak floor, skirting, radiator, integrated drawers & surface matching kitchen units, ceiling coving, moulded ceiling rose, ceiling light, opening to kitchen.
- Stairway - Carpeted.

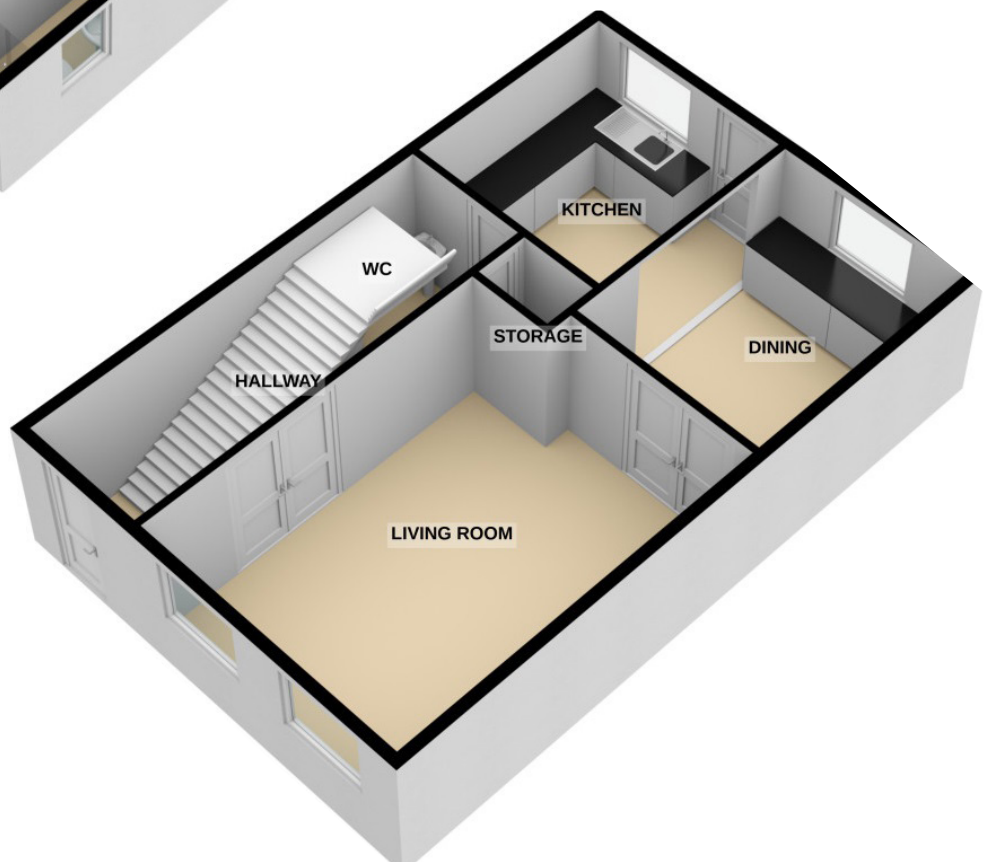
Upstairs:

- Landing area (1.55 x 2.65) - Carpeted landing area with skirting, ceiling light, access to attic, hotpress (1.49 x 0.57).
- Master bedroom (4.45 x 3.37) - Two windows overlooking front of property, fitted wardrobe, carpet, skirting, ceiling light, radiator, door to ensuite.
- Ensuite (3.34 x 1.21) - Fully tiled walls, tiled floor, window to side of property, radiator, extractor fan, 1100mm shower tray (wall to wall) with Triton T90 electric shower & glass door, WC, basin with mirrored cabinet above, shelving.
- Bedroom 2 (3.48 x 3.18) - Window overlooking rear garden, grey laminate flooring, skirting, ceiling light, radiator.
- Bedroom 3 (3.67 x 2.5) - Window overlooking rear garden, grey laminate flooring, skirting, ceiling light, radiator.
- Bathroom (2.13 x 1.75) - Jet bath with shower head attachment, basin, WC, tiled floor, partly tiled / partly panelled walls, radiator, window to side of property, access to attic.

Outside:

- Front - Gravelled driveway for off street parking, plus vehicular access to the side and outdoor light.
- Rear garden - A private setting surrounded by mature trees & plants.
- Shomera - (3.8 x 2.8) - Currently used as a home office and gym, the Shomera is included in the sale and is insulated, has double glazed uPVC windows & doors and an alarm.







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