



22 Birch Drive Navan Co. Meath, C15 YFR3

€249,950





Superb 3 bedroom semi-detached residence located in the ever popular Johnstown area of the bustling town of Navan.

This elegant and spacious property of c.1,100 sq. ft. is presented in turn great condition throughout and has the benefit of a large south facing garden not directly overlooked to rear.

22 Birch Drive Navan Co. Meath, C15 YFR3

 1100.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The property boasts many features such as bright & spacious living accommodation throughout fully fitted kitchen, front driveway and fully landscaped rear garden with side access.

Johnstown Wood is located in an excellent location been within a stone's throw to local schools, shops, and the all amenities of the Johnstown and surrounding Navan area. The M3 motorway is located close by and provides an easy reach to the M50 in Dublin.

Number 22 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

Accommodation includes Entrance Hall, Guest w.c., Lounge, Kitchen / Dining area, Sun Room, 3 Large Bedrooms, Ensuite and Family Bathroom.

FIXTURES & FITTINGS

All flooring, curtains, blinds and oven/hob, extractor fan and light fittings are included in the sale.

FEATURES

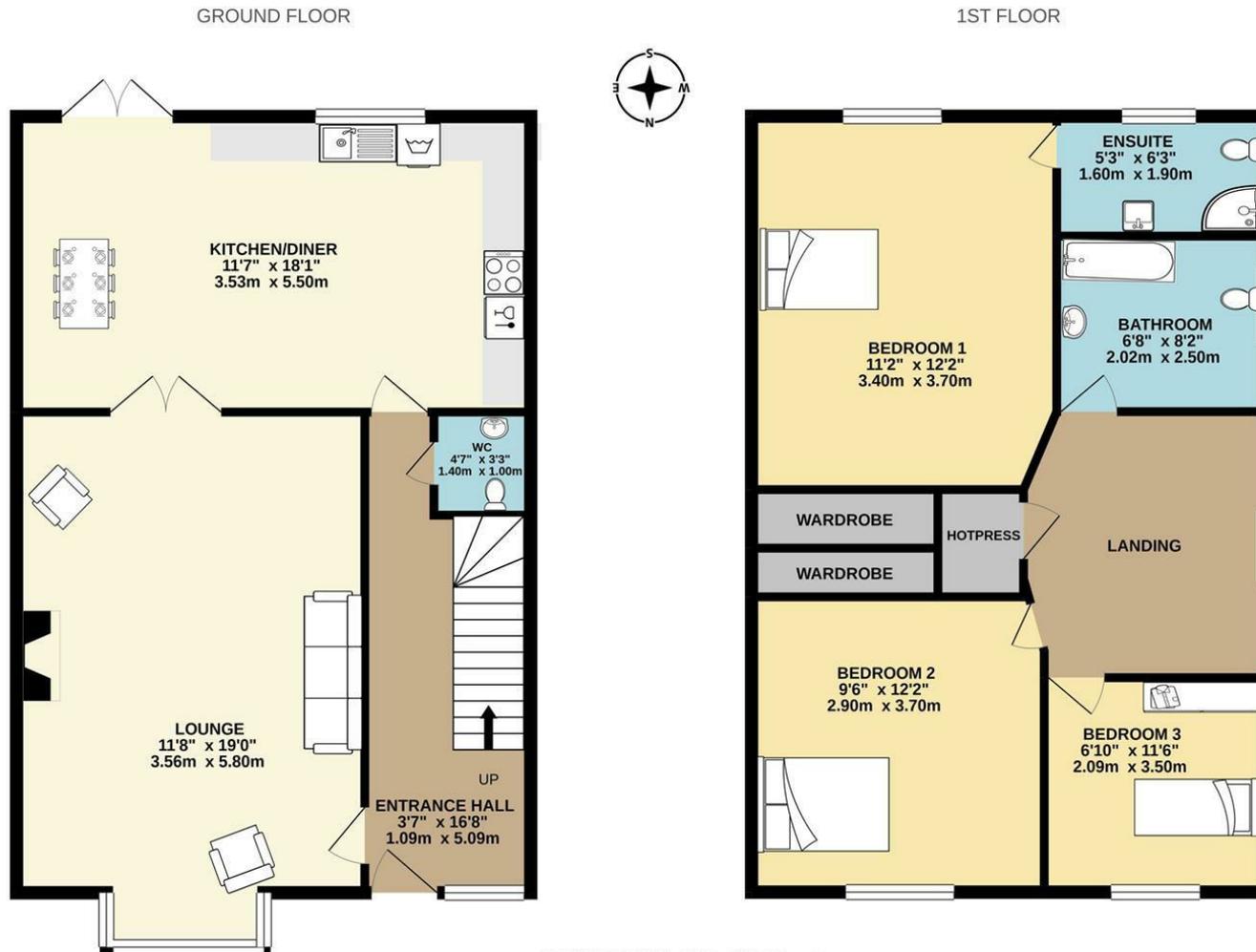
- * Gas fired central heating with upgraded gas boiler
- * Walled in rear landscaped garden
- * Gated side entrance
- * Maintenance free exterior
- * Double glazed windows
- * Two garden sheds
- * South facing garden
- * Alarmed

DIRECTIONS

From Dublin travel into Navan on the M3. Take Junction 8 Navan South. Travel to the roundabout and take the 1st exit. Continue to the traffic light and turn right. At the roundabout take the 2nd exit. Continue straight and take the 2nd left. In Birch take the 1st left hand turn at the T junction and number 22 is located on the left hand side identified by our for sale sign.



FLOOR PLAN



TOTAL FLOOR AREA : 1100sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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