










Superb 3-bedroom semi-detached residence on a large site located in the ever-popular Johnstown area of the bustling town of Navan. This elegant and spacious property of c. 1100sq/ft. is presented in great condition throughout and is ready to go for its new owners to be.

# 5 Beech Lawn Navan Co. Meath C15 XW8H

 1100.00 sq ft

 3 Bedrooms

 3 Bathrooms

The property boasts many features such as spacious living accommodation, large front driveway with front garden and side access to the large side/rear garden ideal for extensions or large shed.

Johnstown wood is 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 property is located in a mature quiet cul de sac a stones throw to local primary and secondary school. The M3 motorway is located close by and provides an easy reach to the M50 in Dublin.

Number 5 is sure to attract a lot of interest and early viewing is advised.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining area, , 3 Large Bedrooms, En-suite and Family Bathroom.

## FIXTURES & FITTINGS

All flooring, curtains, blinds and appliances and light fittings are included in the sale.

## FEATURES

- Gas fired central heating
- Large site
- Quiet location
- Close to schools
- Ready to go

## ACCOMMODATION

**Entrance Hall**  
6'2" x 16'8"

**Lounge**  
19'0" x 11'8"

**Kitchen / Dining**  
18'0" x 11'6"

**Guest w.c.**  
4'7" x 3'3"

**Bedroom 1**  
12'1" x 11'1"

**Ensuite**  
6'2" x 5'2"

**Bedroom 2**  
12'1" x 9'6"

**Bedroom 3**  
11'5" x 6'10"

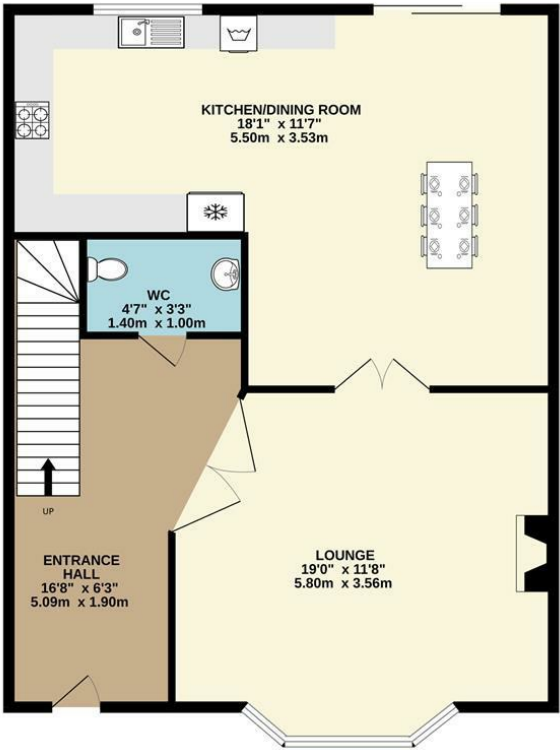
## DIRECTIONS

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 first left turn right into beech lawn and number 5 is on the right-hand side identified by our for-sale sign.

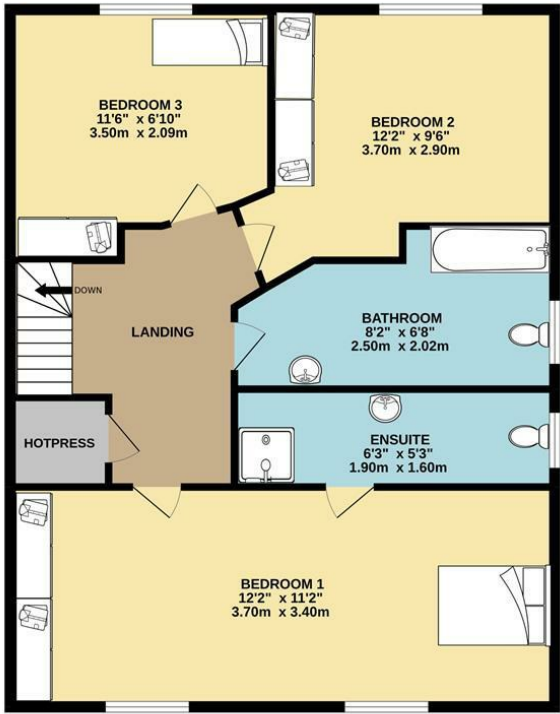


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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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