




Raymond
Potterton

7 Maple Avenue Johnstown Wood Navan Co. Meath C15 KD0V

€250,000

BER C3





3 bedroom semi detached house extending to c. 95sq.m. well located in Johnstown Wood and very convenient to the facilities in Bailis Shopping Centre and walking distance to St Stephens School & Colaiste Na Mi.


The property has a walled in front garden, large driveway and rear garden.



7 Maple Avenue Johnstown Wood Navan Co. Meath C15 KD0V

 1023.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The property is 5 minutes from Junction 8 on the M3 providing excellent access to Dublin City & Airport. It is within 20 minutes drive of Dunboyne Train Station with ample free parking available.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FEATURES

- Excellent condition
- Gas fired central heating (New boiler)
- Side entrance
- PVC double glazed windows
- PVC fascia and soffit
- Excellent access to M3
- Adjacent to local amenities and schools

ACCOMMODATION

Entrance Hall

15'5" x 5'6"

With hardwood front door with leaded glass inserts, wooden flooring, coving, recessed lights and telephone point.

Lounge

15'5" x 11'9"

With bay window, T.V. point, cast iron fireplace (open fire), coving and double doors with glass inserts to Dining Room.

Kitchen / Dining

kitchen - 8'8" x 8'2" / dining 17'9" x 11'11"

Kitchen 2.65 x 2.5 With built in walls and floor units, stainless steel sink unit, splashback tiling, oven, hob, extractor fan, integrated dishwasher, washing machine and door to the rear. Open plan to Dining 5.42 x 3.64 with wooden floor and sliding doors to the rear garden.

Guest w.c.

With tiled flooring, w.c. and w.h.b.

Landing

With carpet and hotpress.

Bedroom 1

13'6" x 11'5"

With wooden flooring, built in wardrobes and TV point.

Ensuite

6'2" x 5'1"

With tiled flooring, partly tiled walls, shower, w.c. and w.h.b.

Bedroom 2

11'2" x 9'5"

With wooden flooring and built in wardrobes.

Bedroom 3

9'7" x 7'11"

With carpet and built in wardrobes.

Bathroom

6'8" x 5'11"

With tiled flooring, partly tiled walls, w.c., w.h.b and bath.

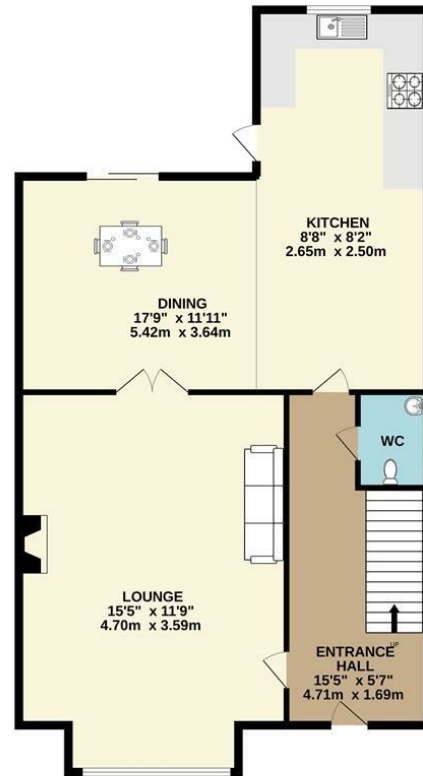
DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at junction 8. Travel towards the town and at the first set of traffic lights turn right. At the roundabout take the second exit. Take the 1st right into Maple. Take a right and the property is located on the left hand side identified by our For Sale Sign.

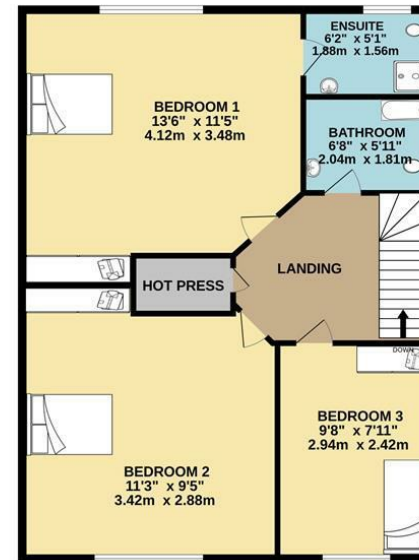


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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.
Made with Metropix ©2022