








73 Boyne View is an excellent 5 bedroom detached residence extending to c.207sq.m. sitting proud on an elevated location overlooking a green open space in the popular development Boyne View.

73 Boyne View Navan Co. Meath C15 Y2EW

 2228.00 sq ft

 5 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is constructed to the highest standard of craftsmanship and it has been meticulously maintained and upgraded over the year by its current owners.

The accommodation is well proportioned and is presented in excellent condition.

This home has a very attractive brick façade providing a maintenance free exterior and cobblelock driveway.

The back garden with its south west aspect enjoys the sun all day and benefits from a decked area and block shed.

Everything in this home shows the owners have an amazing attention to detail.

The extra features are not in short supply in No 73 with high quality flooring throughout, entire property well painted, modern kitchen with island and granite worktop and spacious master bedroom with upgraded ensuite and walk in wardrobe.

Location is excellent with all local amenities including schools within walking distance. Less than 1km to M3 motorway providing excellent access to Dublin City & Airport.

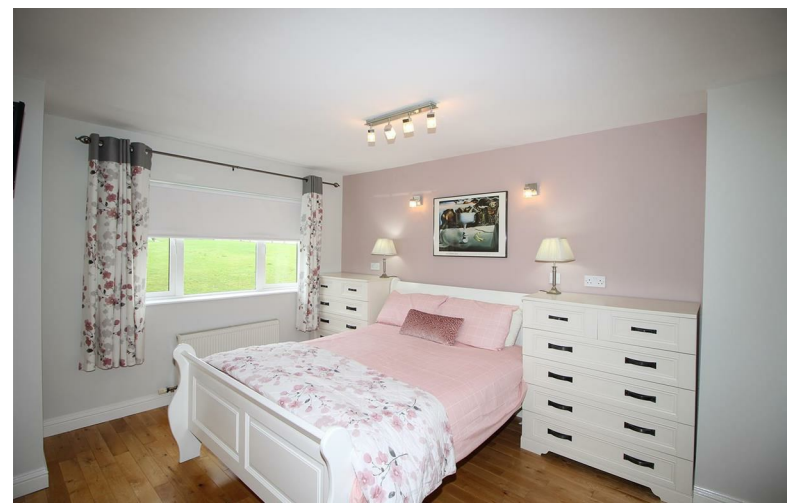
Accommodation includes Entrance Hall, Lounge, Reception / Study, Kitchen / Dining, Utility, Guest W.C., 5 Bedrooms (Master with Ensuites & Walk in Wardrobe), Dressing Room / Shower Room (Available to 5th Bedroom on 3rd floor) and Family Bathroom.

FEATURES

- Prime residential location
- Fully alarmed
- Immaculately presented throughout
- High quality flooring & painting throughout
- Stylish modern kitchen
- Block built construction
- PVC double glazed windows
- PVC fascia and soffit

OUTSIDE

- Very attractive brick façade
- Brick piers to the front with cobblelock driveway
- South / West facing mature rear garden
- Raised decked area
- Block garden shed with power. Outside tap
- Outside tap
- External power socket





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings (Except Bed 5 and Children's light fitting), oven, hob, extractor fan and integrated dishwasher are included in the sale.

ACCOMMODATION

Entrance Hall

6.46 x 1.76

With hardwood front door with stained glass inserts, tiled flooring, coving, centrepiece and storage room.

Lounge

5.93 x 3.80

With wooden flooring, feature limestone fireplace (gas fire), coving, centrepiece bay window, T.V. point, and double doors to Dining.

Kitchen / Dining

4.99 x 3.28

With tiled flooring, splashback tiling, modern shaker style built in wall and floor units, centre island, granite worktops, stainless steel sink unit, oven & hob, ceiling mounted extractor fan and integrated dishwasher. Patio doors to the raised decked area.

Utility

2.68 x 1.77

With tiled flooring, built in wall and floor units, stainless steel sink unit, plumbed for washing machine and tumble dryer and door to the rear.

Dining

4.6 x 3.2

With wooden flooring and patio doors to the rear.

Reception / Study

4.4 x 2.52

With wooden flooring.

Guest w.c.

1.37 x 0.7

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

Landing

With carpet and hotpress.

Bedroom 1

4.16 x 3.13

With wooden flooring, bay window and T.V. points.

Walk in Wardrobe

2.84 x 2.41

With wooden flooring, window and built in hanging and shelf storage.

Ensuite

2.2 x 1.35

With tiled flooring, tiled walls, w.c., w.h.b. and double shower with Triton T90z.

Bedroom 2

4.91 x 2.52

With wooden flooring and built in wardrobes.

Bedroom 3

3.96 x 3.13

With wooden flooring and built in wardrobes.

Bedroom 4

3.26 x 2.54

With wooden flooring and built in wardrobes.

Bathroom

2.83 x 2.39

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

Landing

With carpet and built in storage presses.

Bedroom 5

4.46 x 4.34

With wooden flooring and TV point.

Shower / Dressing Room

4.46 x 2.53

With wooden flooring. Shower Room with tiled flooring, tiled walls, w.c., w.h.b. and shower.

DIRECTIONS

Eircode C15 Y2EW

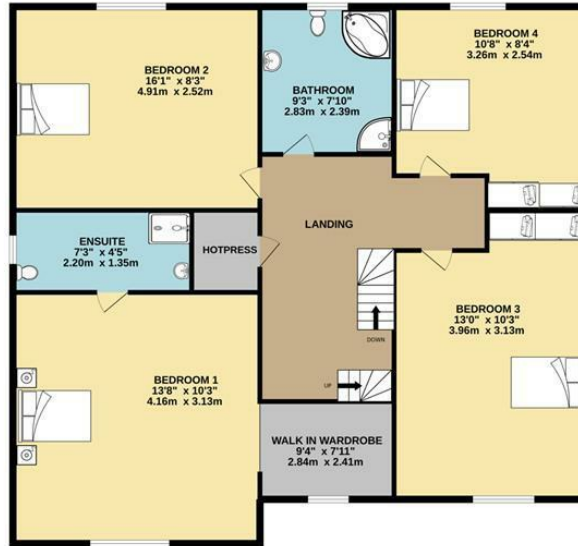


FLOOR PLAN

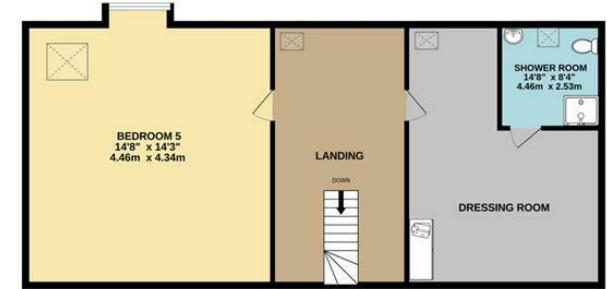
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2228sq.ft. (207.0 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.

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