



**13 Cois Glaisin Close, Navan, Co. Meath C15 YK5W**

**€365,000**










This is a most impressive 4-bedroom semi-detached residence located in a very central area of Johnstown on the Dublin side of Navan town.

# 13 Cois Glaisin Close, Navan, Co. Meath C15 YK5W

 1286.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is located in Cois Glaisin a popular residential estate on the Dublin side of Navan Town. This property is located in the lovely cul de sac overlooking the tree lined old Johnstown Road.

This home benefits from two car parking spaces to the front of the house & access to the south facing back garden.

This south facing back garden is beautifully landscaped and benefits from a lovely patio area and cobble path.

Internally this property is presented in excellent condition.

It is excellently located within walking distance of St Stephens Primary school, Coláiste na Mí secondary school, Johnstown shopping centre and all the local amenities.

This property is only a 5-minute drive and a 20-minute walk to Navan town centre.

Accommodation includes: Entrance Hall, Lounge, Study, Kitchen, Utility, W.C., 3 Bedrooms, (Master with ensuite) and Bathroom.

## FEATURES

- Gas central heating
- Solar panels
- Well presented throughout
- South facing back garden
- Patioed back garden
- Garden shed
- Side access to the back garden
- PVC double glazed windows
- Front cobblelock driveway
- Two parking spaces







### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, oven, hobs, extractor fan, fridge freezer, dishwasher, washing machine and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

With carpet, hardwood door with glass insert and coving

### Lounge

3.66 x 3.28

With carpet, feature wooden fireplace with gas fire, coving and double doors to study.

### Study

2.35 x 3.65

With carpet, coving and French double doors to the back garden.

### Kitchen/ Dining Room

6.12 x 3.47

With tiled flooring, built in wall & floor units Gas hob, stainless steel sink unit. oven, gas hob, extractor fan, integrated fridge freezer and integrated dishwasher.

### Utility

1.24 x 1.84

With tiled flooring, washing machine and tumble dryer.

### W.C.

1.45 x 2.06

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

### Landing

With carpet flooring and hotpress.

### Bedroom 1

3.3 x 3.9

With carpet and built-in wardrobes.

### Ensuite

2.91 x 1.21

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

### Bedroom 2

3.3 x 3.69

With carpet and built-in wardrobes.

### Bedroom 3

3.7 x 2.89

With carpet

### Bedroom 4

2.74 x 3.82

With carpet

### Bathroom

1.89 x 1.68

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

### Eircode

C15 YK5W



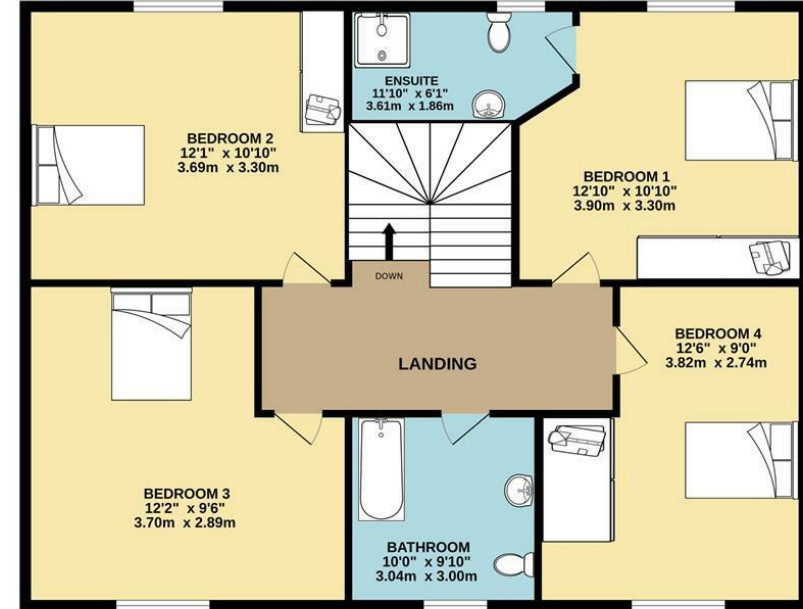


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1286sq.ft. (119.5 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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