




Raymond
Potterton

4 Beechgrove, Johnstown Wood, Navan Co. Meath C15 FHW2


€330,000


BER C2




This residence is a fine 4 bedroom detached house with a garage. It sits on a large corner site in a cul de sac location overlooking a lovely green area and benefits from it's south facing back garden.

4 Beechgrove, Johnstown Wood, Navan Co. Meath C15 FHW2

 1464.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is presented in excellent condition internally and externally.

There is a walled in front driveway providing plenty of parking and spacious rear garden with boundary block walls on two sides.

The accommodation is nicely laid out with a large lounge to the front with modern marble fireplace and double doors to the Kitchen / Dining area. All the bedrooms are well proportioned.

Located in Johnstown adjacent to Johnstown shopping centre along with all its amenities including gyms, pubs, shops and schools. St Stephens National School and Colaiste na Mi are a short stroll away. The property is c.3 km from Navan town and the M3.

Accommodation includes Entrance Hall, Lounge, w.c. Kitchen, Dining, Utility, 4 Bedrooms (Main ensuite) and Bathroom.

FEATURES

- Large corner site
- Detached property
- Garage
- South facing aspect
- Gas heating
- Well presented throughout
- Central location close to all amenities
- Easy access to main routes to Dublin and bus stop





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

6.3 x 1.91

With hardwood door with glass inserts, wooden flooring and dado rail.

Lounge

5.29 x 3.83

With wooden flooring, marble fireplace with granite hearth (open fire) and coving. Double doors to the Kitchen / Dining.

Kitchen

8.45 x 4.05

With vinyl floor covering, built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan and dishwasher. Patio doors to the rear garden. and double doors to Dining Room.

Dining

Dining with vinyl floor covering.

Utility Room

2.37 x 1.62

With laminate flooring and washing machine.

Guest w.c.

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

Landing

With wooden flooring and hotpress.

Bedroom 1

4.42 x 2.89

With wooden flooring and built-in wardrobes.

Ensuite

2.51 x 1

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

Bedroom 2

3.15 x 3.11

With wooden flooring and built-in wardrobes.

Bedroom 3

2.82 x 2.61

With wooden flooring and built-in wardrobes.

Bedroom 4

3.15 x 2.3

With wooden flooring and built-in wardrobes.

Bathroom

2.06 x 1.74

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

DIRECTIONS

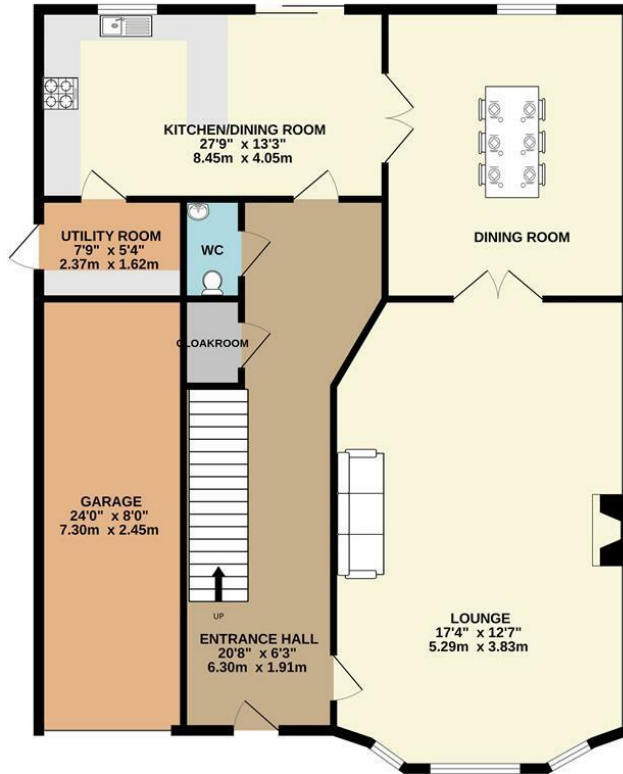
Eircode: C15 FHW2

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 second right turn into Beech Grove. Turn right and the property is on the left hand side identified by our For Sale Sign.

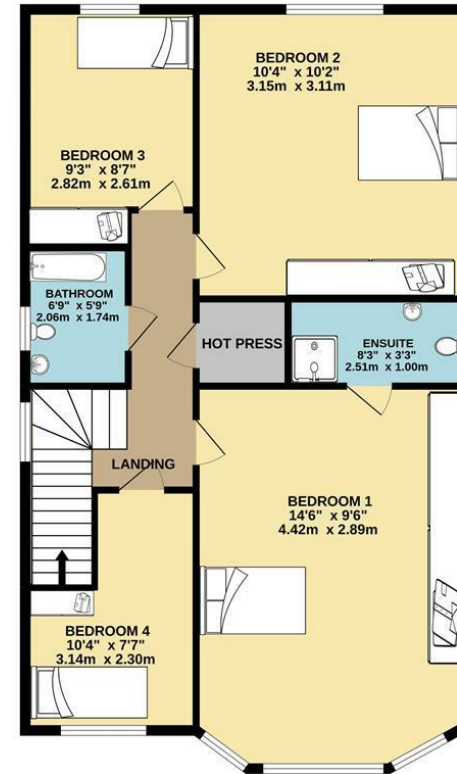


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1464sq.ft. (136.0 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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