



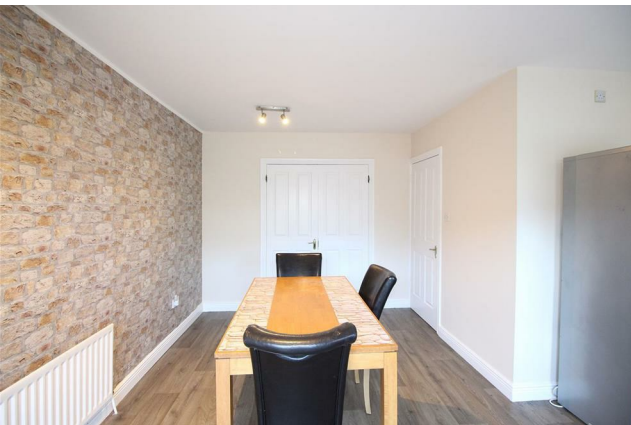
  
Raymond  
Potterton

2 Birch Lawn Johnstown Wood Navan Co. Meath C15 PP6V

€275,000

BER D1








Superb 3 bedroom semi-detached residence located in the ever popular Johnstown area of the bustling town of Navan.



# 2 Birch Lawn Johnstown Wood Navan Co. Meath C15 PP6V

 1100.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This elegant and spacious property of c. 1100sq/ft. is presented in turn great condition throughout, has the benefit of a large garden and directly not overlooked to front.

The property boasts many features such as bright & spacious living accommodation throughout fully fitted kitchen, front driveway and fully landscaped rear garden with side access.

Johnstown wood is located 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 M3 motorway is located close by and provides an easy reach to the M50 in Dublin.

Number 2 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining area, Sun Room, 3 Large Bedrooms, Ensuite and Family Bathroom.

## ACCOMMODATION

**Entrance Hall**  
16'4" x 5'6"

**Lounge**  
16'8" x 12'3"

**Kitchen**  
17'4" x 15'1"

**w.c.**  
8'2" x 3'11"

**Bedroom 1**  
9'10" x 14'9"

**Ensuite**  
8'10" x 3'3"

**Bedroom 2**  
9'10" x 8'10"

**Bedroom 3**  
9'6" x 8'6"

**Bathroom**  
10'9" x 5'10"

## FIXTURES & FITTINGS

All flooring, s, blinds and oven/hob, extractor fan and light fittings are included in the sale.

## FEATURES

- Gas fired central heating with upgraded gas boiler
- Gated side entrance
- Double glazed windows
- Nice location
- Johnstown Centre close by
- Freshly painted

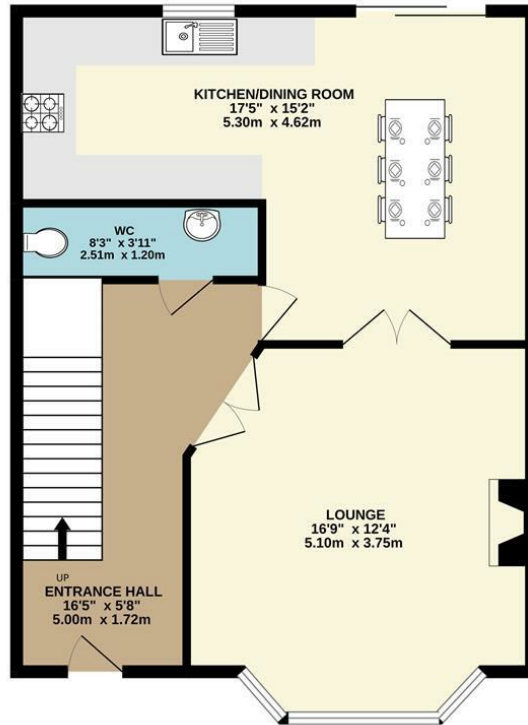
## DIRECTIONS

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 2nd left. In Birch take the 1st right hand turn and number 2 is located on the left hand side identified by our for sale sign.

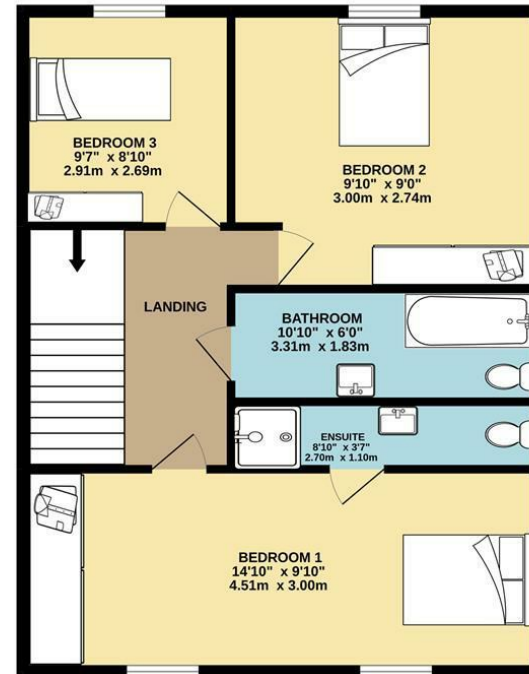


# FLOOR PLAN

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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