










New to the market this extremely spacious 4 bedroom semi-detached family home.

The property is in good condition and would make an ideal home for first time buyers and investors alike.

# 4 Priory Grove, Navan, Co. Meath C15 A39E

 1292.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This bright and spacious home is excellently located in a great residential area within walking distance to Johnstown Shopping Centre and Primary & Secondary Schools.

The property is on the Dublin side of Johnstown only 2.5 km from Navan town and only 1km away from the M3.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom

## FEATURES

- Gas fired central heating
- PVC double glazed windows
- Fenced in concrete driveway
- Garden Shed
- Close proximity to Navan town and to the M3







### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, extractor fan, dishwasher, fridge freezer, and garden shed are included in the sale.



## ACCOMMODATION

### Entrance hall

1.70 x 5.22

With wooden flooring.

### Lounge

4.20 x 3.90

With wooden flooring and an open fire.

### Kitchen

2.81 x 4.42

With tiled flooring, built in wall and floor units, dishwasher, stainless steel sink, oven and hob.

### Dining room

3.96 x 3.02

With wooden flooring.

### Utility

2.44 x 1.96

With tiled flooring.

### W.C.

1.65 x 0.90

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

### Landing

With carpet.

### Bedroom 1

4.25 x 3.75

With wooden flooring and built-in wardrobes.

### Ensuite

2.40 x 1.56

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

### Bedroom 2

3.75 x 3.85

With wooden flooring and built-in wardrobes.

### Bedroom 3

3.22 x 2.64

With wooden flooring and built-in wardrobes.

### Bedroom 4

2.15 x 3.41

With wooden flooring and built-in wardrobes.

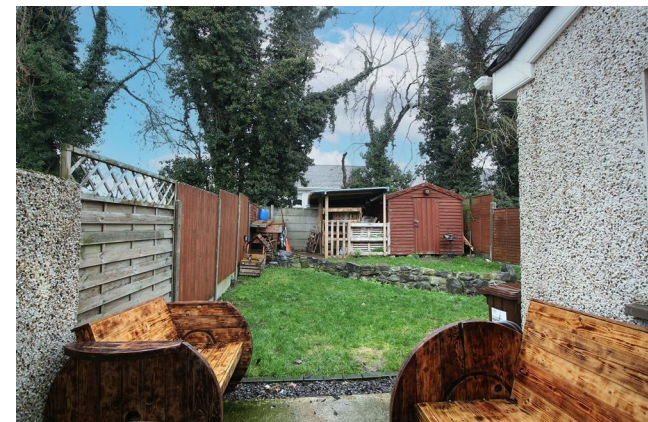
### Bathroom

1.68 x 1.96

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

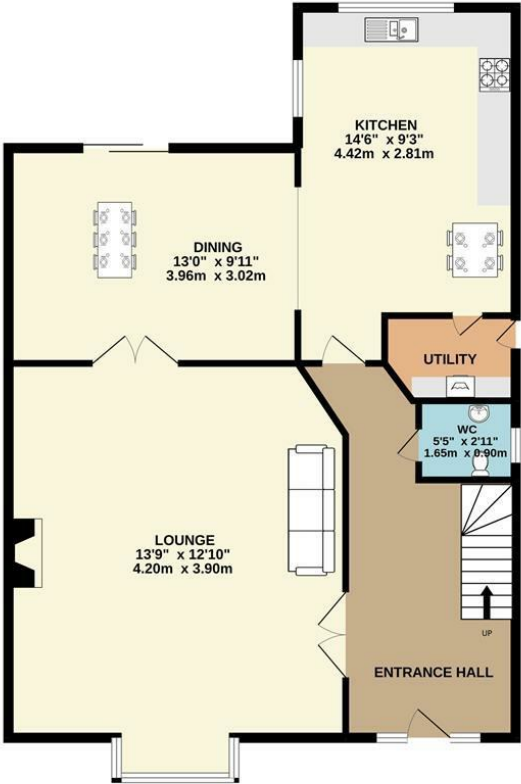
### EIRCODE

C15 A39E

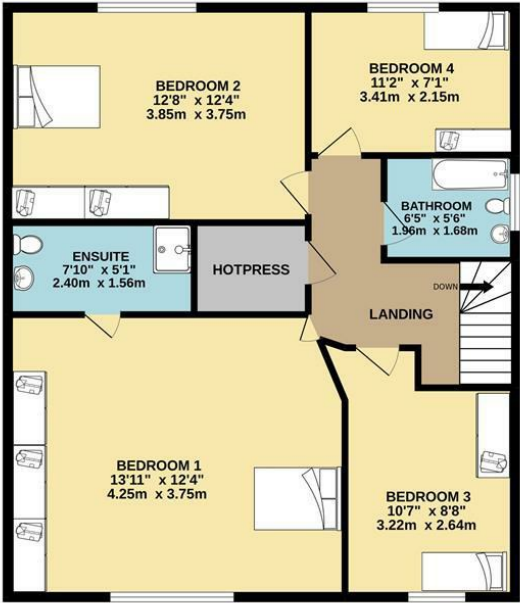


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1292sq.ft. (120.0 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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