







New to the market this spacious 4-bedroom semi-detached home set in an excellent location in the ever popular Johnstown Wood Development close to the popular town Navan.



# 11 Maple Lawn Navan Co. Meath C15 T99C



1238.00 sq ft



4 Bedrooms



3 Bathrooms

## INTRODUCTION

This large family home also boasts an attractive façade with a walled in front driveway and large green area to the front. The location of the property is second to none and is within walking distance to schools, shops, restaurants, and a whole host of other local amenities.

The property benefits from bright and spacious living accommodation throughout the entire property and an upgraded kitchen in recent years. Convenient location close to Navan Town and also excellent road and bus links to Dublin city centre,

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Utility room, Guest W.C., 4 Bedrooms, Master Ensuite and Family Bathroom.

This excellent home is sure to attract a lot of early interest and will suit first time buyers and investors alike.

## FIXTURES & FITTINGS

All flooring, blinds, and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

19'5" x 6'10"

With carpet and built in storage.

### Lounge

18'6" x 11'9"

With carpet and a feature fireplace with open fire.

### Kitchen

18'9" x 12'10"

With tiled flooring, built in wall and floor units, oven, hob, extractor fan and patio doors.

### Guest w.c.

7'6" x 2'10"

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

### Utility

5'2" x 5'9"

With tiled flooring.

### Bedroom 1

17'10" x 10'9"

With carpet and built in wardrobes.

### Ensuite

6'10" x 4'11"

With carpet, w.h.b and a w.c

### Bedroom 2

10'2" x 8'6"

With wooden flooring and built in storage.

### Bedroom 3

10'0" x 9'11"

With carpet and built in wardrobes.

### Bedroom 4

11'2" x 7'6"

With wooden flooring and built in storage.

### Bathroom

7'6" x 5'9"

With laminate flooring, w.c, w.h.b and a bath.

## FEATURES

- Bright & spacious living accommodation
- Gas Central heating
- Garden shed
- Concrete driveway
- Excellent location
- Peaceful cul de sac setting

## DIRECTIONS

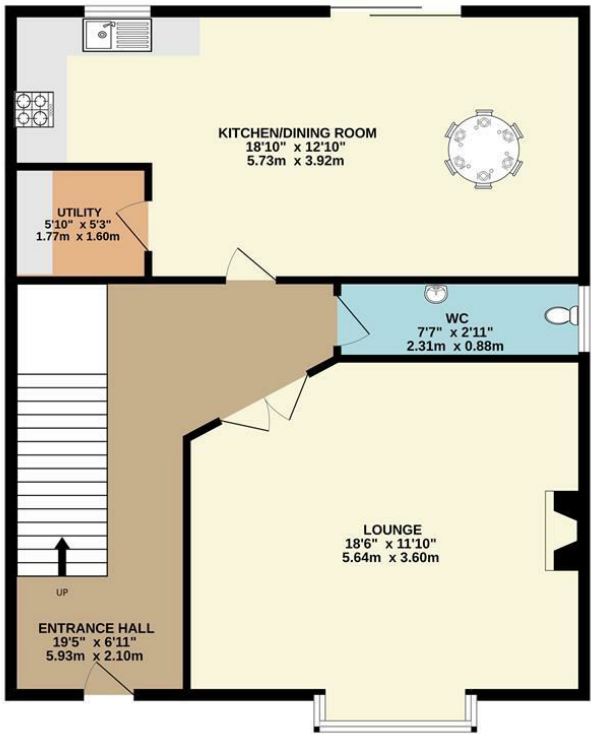
From Dublin travel into Navan on the M3. Take Junction 8 Navan South. Travel to the roundabout and take the 1st exit. Continue to the traffic light and turn right. At the roundabout take the 2nd exit. Continue straight and take the first right into Maple. Turn left and number 5 Maple Lawn is located on the right hand side identified by our for sale sign.



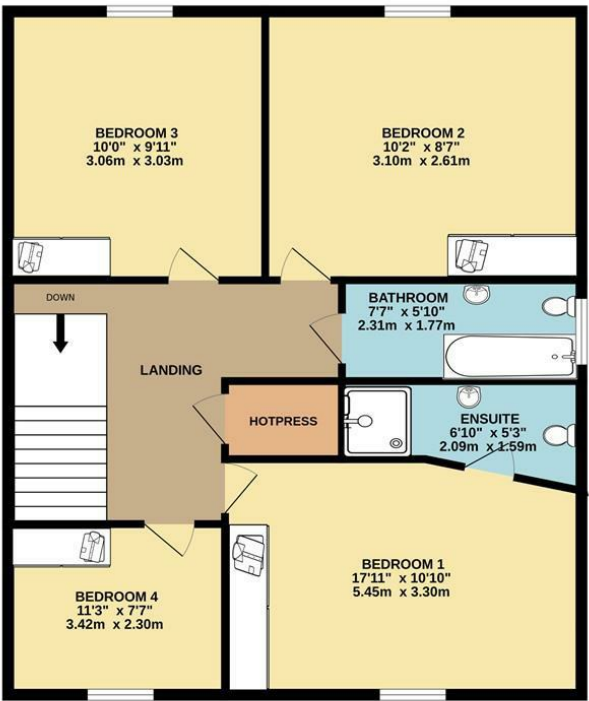


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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.  
Made with Metropix ©2023