







46 Cill Foireann is a 4 bedroom semi detached dormer bungalow extending to c. 133 sq.m. located in a small and exclusive development close to the picturesque village of Johnstown in Navan. Cill Foireann consists of only 74 homes.

46 Cill Foireann, Johnstown, Navan, Co. Meath C15 A9TD

 1432.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

Located in a lovely cul de sac location this property is brought to the market in good condition with a bright open plan Kitchen / Living area with modern high gloss kitchen, cosy lounge and the benefits from a large bedroom on the ground floor.

The property enjoys a walled in front driveway providing ample room for parking and the rear garden with gated side access is well landscaped with beautiful patio is most private and is not overlooked.

Very well located in Johnstown Village with access to all the necessary amenities in the Village.

The Bailis Shopping Centre in Johnstown and Navan Town are within easy reach also. Access to the N3 and the M3 motorway is very convenient leaving ease of access to Dublin City and Airport.

An excellent home with family orientated accommodation. Viewing is highly recommended.

FEATURES

- Excellent condition
- Bright open plan Kitchen / Dining. Modern high gloss kitchen.
- Landscaped rear garden not overlooked
- Paved patio area to the rear
- Attractive red brick façade with large driveway
- UPVC double glazed windows
- PVC fascia and soffit

SERVICES

- Gas fired central heating
- Mains Water
- Mains Sewerage





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

3.76 x 3.14

With hardwood door, tiled flooring and understairs storage.

Lounge

4.10 x 3.05

With wooden flooring, marble fireplace with granite hearth (open fire) and TV point.

Kitchen / Dining Room

8.70 x 3.18

With tiled flooring, built in high gloss wall and floor units, oven, hob, extractor fan, integrated dishwasher and open plan to Dining area with bay window.

Utility

1.89 x 1.85

With tiled flooring, built in units and plumbed for washing machine.

Bathroom

2.33 x 1.80

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

Bedroom 1

3.9 x 3.06

With wooden flooring and recessed lights. Walk in Wardrobe 1.95 x 1.86 With built in hanging and shelf storage.

Landing

With tongue and groove flooring and hotpress.

Bedroom 2

6.25 x 3.23

With tongue and groove flooring and built in wardrobes.

Bedroom 3

2.99 x 2.79

With tongue and groove flooring.

Bedroom 4

2.85 x 2.55

With tongue and groove flooring.

Shower Room

2.00 x 1.99

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

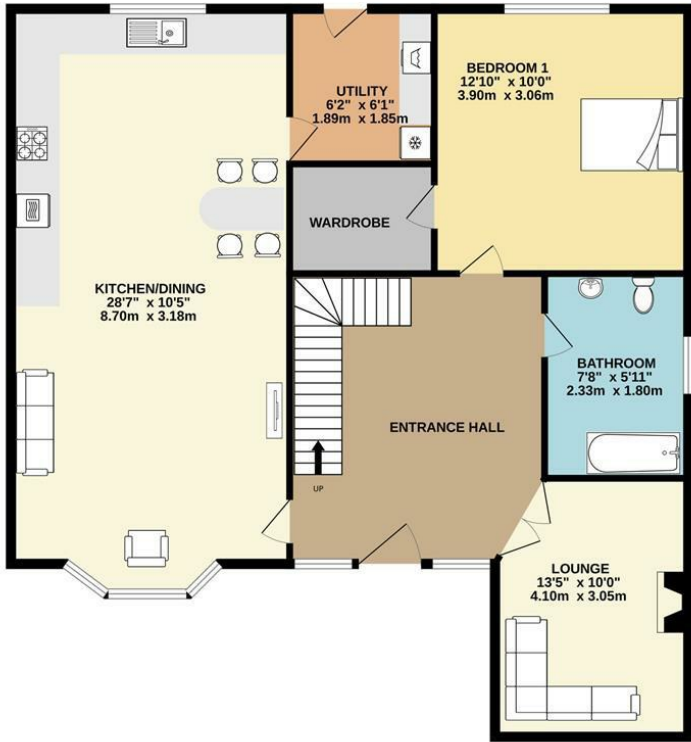
DIRECTIONS

From Dublin travel on the M3. Exit at Junction 8. At the roundabout take the 2nd exit signed Dunshaughlin. At the traffic lights turn left and the next right for Johnstown Village. In the Village turn right and Cill Foireann is located a short distance on the left hand side. In the development take the first left and the property is located on the left hand side identified by our 'For Sale' board.

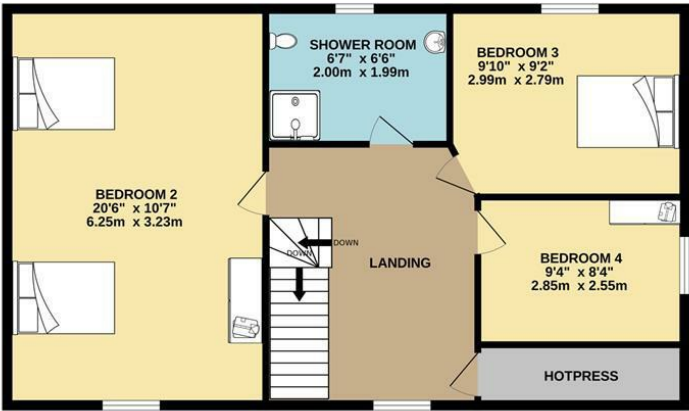


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1432sq.ft. (133.0 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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