




Raymond
Potterton

27 Cois Glaisin Lawn Johnstown Navan Co. Meath C15 PTX6


€280,000


BER A3




A brilliant opportunity to purchase an A rated home. No 27 Cois Glaisin Lawns is an excellently spacious 2 bedroom end terrace residence extending to c.76 sq.m located in Navan's popular residential development Cois Glaisin.

27 Cois Glaisin Lawn Johnstown Navan Co. Meath C15 PTX6

 818.00 sq ft

 2 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is only 6 years old and was constructed by Glenveagh Homes to the highest standards of craftsmanship.

This home is finished with top quality flooring, tiling, modern kitchen and appliances and is ready for immediate occupation.

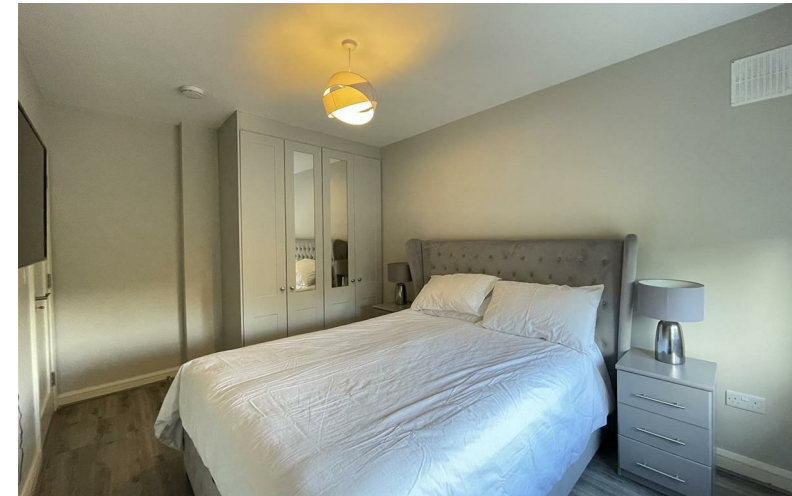
The property enjoys a lovely brick façade and is complimented with a cobblelock driveway, landscaped back garden with lovely patio area and side access.

Excellently located on the Dublin side of Navan Town with all the local facilities of Johnstown and the Bailis Centre on the door step. Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest W.C. & 2 Bedrooms (2 x Ensuite).

FEATURES

- Exceptional interior décor
- A rated home
- Top quality flooring
- Gas heating & PV panels (3 zone heating)
- Landscaped rear garden with patio area
- Gated side access
- PVC double glazed windows
- PVC fascia and soffit
- Attic partially floored
- 2 security cameras
- Alarmed (currently monitored)





FIXTURES & FITTINGS

All flooring, roman blinds, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, washing machine, tumble dryer, electric fireplace, garden shed and external plastic storage container are included in the sale.

ACCOMMODATION

Entrance Hall

4'9" x 3'8"

With composite front door with glass inserts, large glass window panel and wooden flooring.

Lounge

13'3" x 13'3"

With wooden flooring, wall mounted electric fire, TV point and recessed lights.

Kitchen / Dining

13'3" x 12'6"

With tiled flooring, built in modern wall and floor units with wood effect worktop and upstand, new black sink / drainer with chrome mixer tap, splash back tiling, Powerpoint oven, hob, extractor fan, new Kenwood integrated dishwasher, Beko integrated fridge freezer and patio doors to the garden.

Guest w.c.

6'0" x 3'6"

With tiled floor, w.c., & w.h.b.

Landing

With carpet and hotpress.

Bedroom 1

13'8" x 9'3"

With wooden flooring, built in wardrobes and T.V. points.

Ensuite

8'3" x 3'6"

With tiled flooring, partly tiled walls, w.c., w.h.b., shower and wall mounted mirror unit.

Bedroom 2

13'5" x 13'4"

With wooden flooring and built in wardrobes.

Ensuite

7'9" x 3'3"

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

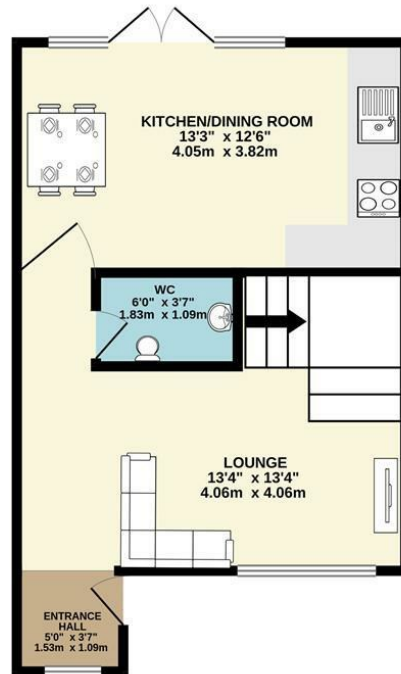
DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 8. At the roundabout take the 2nd exit towards Dublin. Take a left at the traffic lights. (Cois Glaisin is the first estate on the right). Turn right into the development and take the first right. Continue straight and take the last left and the property is located on the left hand side identified by Our For Sale Sign.

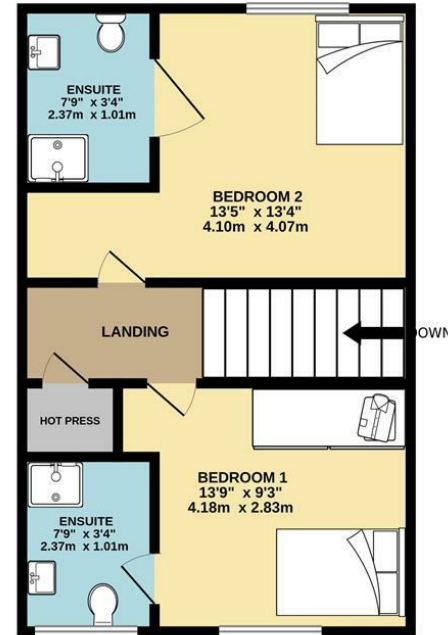


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 818sq.ft. (76.0 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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