



  
Raymond  
Potterton

10 Cois Glaisin Close, Johnstown, Navan, Co. Meath C15DF2A

€380,000

BER A3








An excellent 3 bedroom end terrace residence extending to c.110sq.m located in Navan's popular residential development Cois Glaisin.



# 10 Cois Glaisin Close, Johnstown, Navan, Co. Meath C15DF2A

 1184.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This is an opportunity to purchase an “A” rated property with the added bonus of excellent interior choice, sunroom extension, 3 large double bedrooms, quality tiling, modern kitchen and south west facing back garden.

The property enjoys a lovely part red brick façade and is complimented with a landscaped garden with flower beds, patio area, garden shed and gated side access.

Excellently located on the outskirts 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, Sunroom, Utility , Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- Spacious accommodation
- Sunroom extension
- Three double bedrooms
- Gas heating & solar panels
- Landscaped rear garden
- South west facing back garden
- Patio Area
- Garden shed
- Excellent interior décor
- PVC double glazed windows
- PVC fascia and soffit







### **FIXTURES & FITTINGS**

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

## ACCOMMODATION

### Entrance Hall

16'10" x 4'10"

With hardwood front door with glass inserts, tiled flooring and radiator cover.

### Lounge

13'6" x 11'4"

With wooden flooring, feature cream fireplace with electric fire and double doors to dining room.

### Kitchen / Dining

21'11" x 9'9"

With tiled flooring, modern built in wall and floor units, red splashback tiling, stainless steel sink unit, oven, hob, extractor fan, integrated dishwasher and fridge freezer.

### Utility

5'1" x 2'4"

With tiled flooring, washing machine and tumble dryer.

### Sunroom

11'9" x 10'7"

With tiled flooring and patio door to the rear.

### Guest w.c.

4'7" x 4'6"

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

### Landing

With carpet and hotpress.

### Bedroom 1

10'6" x 10'4"

With carpet and built in wardrobes.

### Ensuite

6'0" x 5'3"

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

### Bedroom 2

11'5" x 10'10"

With carpet and built in wardrobes.

### Bedroom 3

10'5" x 9'9"

With carpet and built in wardrobes.

### Bathroom

8'0" x 7'4"

With tiled flooring, partly tiled walls, w.c., w.h.b. with vanity unit, bath, heated towel rail and recessed lights.

## DIRECTIONS

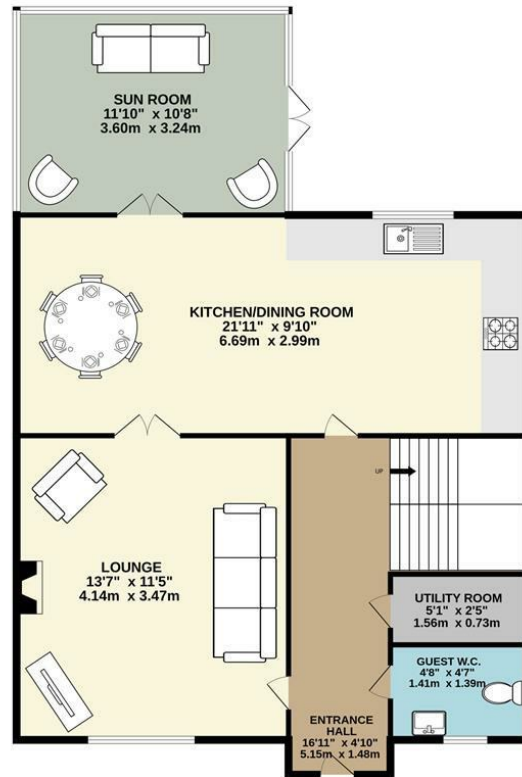
From Dublin travel along the M3 into Navan. Exit at Junction 8. At the roundabout take the 2nd exit towards Dublin. Take a left at the traffic lights and the first right turn. Cois Glaisin is the first estate on the left. At the green turn left, take the next left and the property is located on the right hand side identified by our For Sale Sign.



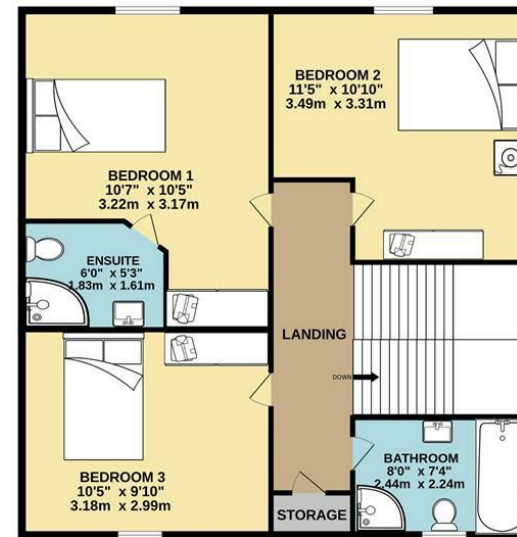


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1184sq.ft. (110.0 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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