




Raymond
Potterton

106 Carne Hill, Johnstown, Navan, Co. Meath C15 X9NK

€475,000


BER D1





Raymond Potterton Auctioneers are delighted to present this outstanding 5-bedroom detached residence in the ever-popular Carne Hill development.

This prime property is located in a mature sought after residential development of detached homes only.

106 Carne Hill, Johnstown, Navan, Co. Meath C15 X9NK

 1701.00 sq ft

 5 Bedrooms

 4 Bathrooms

INTRODUCTION

On entering the property, it is immediately evident that no stone had been left unturned in the décor of this family home having been recently redecorated to a high standard throughout ready for its new owners to be.

This home features elegant and luxurious living accommodation of c. 1850sq ft. split over two levels comprises of:

Ground Floor - entrance hallway, kitchen, dining room, living area, sitting room and downstairs large bedroom with ensuite

First Floor - Master bedroom, with ensuite, three bedrooms and family bathroom.

No. 106 comes to the market in turnkey condition throughout and boasts an endless list of additional features including bright & spacious accommodation throughout, gas fired central heating, front and rear landscaped gardens, walled in cobblelock drive way and patio area to rear.

Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home.

FEATURES

- Bright & spacious living accommodation
- Gas fired central heating
- Cobble lock driveway
- Patio area
- PVC double glazed windows throughout
- Ready to go
- Recently redecorated





FIXTURES & FITTINGS

All flooring, light fittings, double oven, hob, extractor fan and dishwasher is included in the sale.

ACCOMMODATION

Entrance Hall

20'11" x 6'6"

With wooden flooring, coving and pvc front door with decorative glass inserts.

Lounge

20'8" x 13'1"

With wooden flooring, feature marble fireplace with gas insert, coving, T.V. point, and open plan to Living / Family Room.

Living / Family Room

11'5" x 11'1"

With wooden flooring and double doors to rear garden.

Dining Room

11'5" x 15'8"

With wooden flooring, coving, French doors to the rear garden.

Kitchen

16'8" x 12'5"

Fully fitted solid oak kitchen with tiled flooring, tiled splashback, oven, hob, extractor fan and stainless steel sink.

Guest w.c.

5'6" x 2'7"

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

Bedroom 5

13'9" x 9'0"

With wooden flooring and coving.

Ensuite

6'11" x 4'8"

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

Landing

8'6" x 12'9"

With carpet and hotpress.

Bedroom 1

14'9" x 12'9"

With wooden flooring and built in wardrobe.

Ensuite

7'8" x 2'10"

Tiled flooring, fully tiled walls, electric shower, w.c. and w.h.b.

Bedroom 2

14'9" x 9'10"

With wooden flooring and built in wardrobe.

Bedroom 3

8'2" x 8'6"

With wooden flooring.

Bedroom 4

11'5" x 6'6"

With wooden flooring and built in wardrobe.

Bathroom

6'10" x 6'6"

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

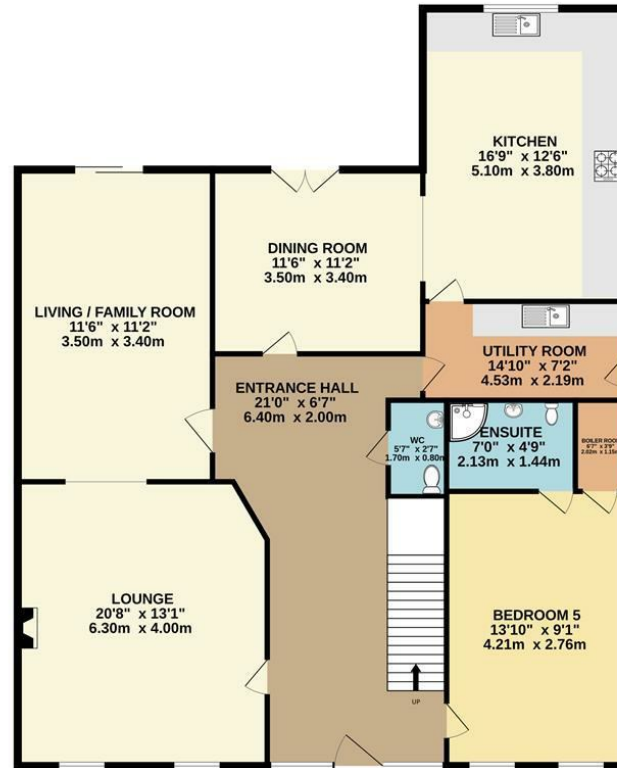
DIRECTIONS

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 take the next right for Johnstown Village. Carne Hill Is the second development on the right hand side. In the development continue straight and take third left the property is located on the left hand side identified by our 'For Sale' board.

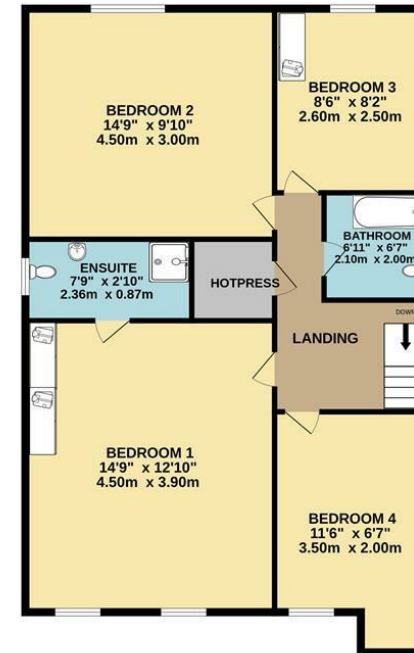


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1701sq.ft. (158.0 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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