



  
Raymond  
Potterton

178 Millbrook, Johnstown, Navan, Co. Meath C15 XYE2

€275,000


BER C2





Superb 2-bedroom mid terraced residence in located in the popular development of Millbrook in the Johnstown area of Navan town.



# 178 Millbrook, Johnstown, Navan, Co. Meath C15

 753.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

This elegant and spacious property is presented in excellent condition throughout and is in walk in condition.

The property boasts many features such as spacious living accommodation, fully fitted kitchen, and fully landscaped maintenance free rear garden.

The property is walking distance to all the amenities in Navan town and a 4-minute drive to the M3 Motorway which is within easy reach of the M50 (25 mins).

The location of the property is second to none and is within walking distance to schools, shops, restaurants, golf courses heritage sites, river walks and a whole host of other local amenities. The property benefits from and boasts of bright and spacious living accommodation throughout the entire property and is fully renovated ready for new owners to walk into.

Convenient location close to Dublin with excellent road and bus links to the city centre.

This property coupled with superb living accommodation combine to create this impressive family home.

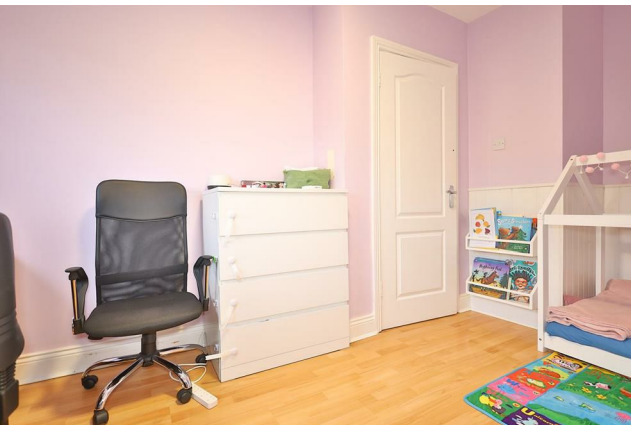
Accommodation includes Entrance Hall, Guest w.c, Lounge, Kitchen, 2 Double Bedrooms and Main Bathroom.

Number 178 is sure to attract a lot of interest and early viewing is advised.

## FEATURES

- Excellent condition throughout
- Gas central heating
- Maintenance free exterior
- Double glazed windows
- Peaceful Location
- Ideal Starter Home
- Fully landscaped Garden to rear with composite Deck and full Astro Lawn





### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, oven, hob and garden shed are included in the sale. Some furniture is open to offer.

## ACCOMMODATION

### Entrance Hall

5'10" x 16'10"

With wooden flooring.

### Lounge

13'5" x 14'7"

With wooden flooring and open fire with feature mantelpiece.

### Guest w.c.

3'8" x 5'1"

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

### Kitchen

8'5" x 12'11"

With tiled flooring, built in wall and floor units, dishwasher, washing machine, oven, hob, extractor fan and fridge freezer.

### Bedroom 1

9'11" x 14'7"

With wooden flooring and built in wardrobes.

### Bedroom 2

8'6" x 14'4"

With wooden flooring.

### Bathroom

5'4" x 8'0"

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

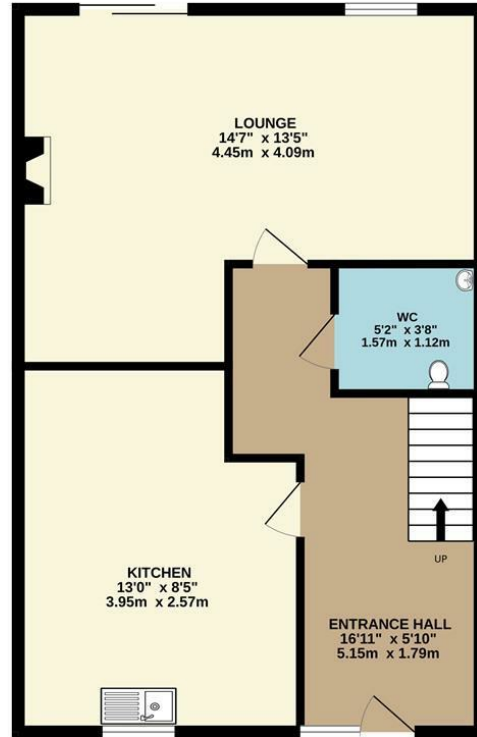
## DIRECTIONS

From Dublin travel into Navan on the M3. Take junction 8 Navan South. Travel to the roundabout and take the 2nd exit. At the traffic lights turn left. Take the right turn after the IDA Park which will be on your left hand side. Take the first left into Millbrook. In Millbrook take the first right and the property is located on the left hand side.

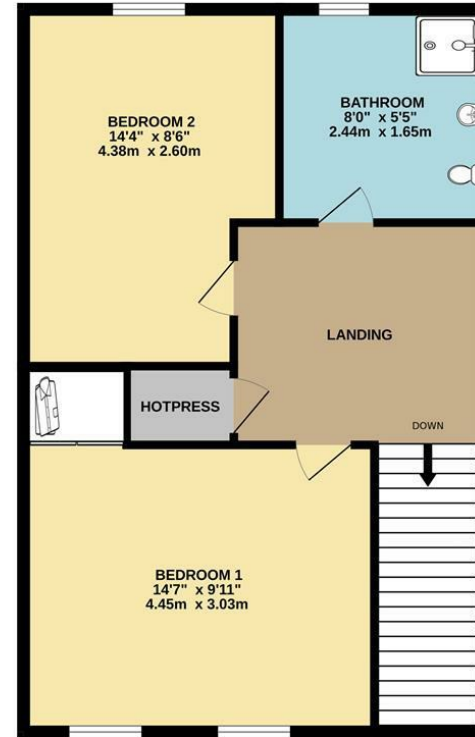


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 753sq.ft (70.0 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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