




Raymond
Potterton

13 Priory Drive, Johnstown, Navan, Co. Meath C15 FY9K

€325,000


BER C3





New to the market, this well-presented three-bedroom end-of-terrace home is situated in the highly sought-after Priory Development in Johnstown, Navan.



13 Priory Drive, Johnstown, Navan, Co. Meath C15 FY9K

 969.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is an excellent opportunity for first-time buyers and investors alike, offering bright and spacious living accommodation throughout.

Priory is a well-established residential development, conveniently located within walking distance of Johnstown Shopping Centre and both primary and secondary schools.

The property is also just a short drive from Navan Town Centre.

Commuters will appreciate the excellent transport links, with a nearby bus stop providing direct access to Dublin City Centre and easy access to the M3 Motorway.

Accommodation includes Entrance Hall, Lounge, Kitchen/ Dining, Guest W.C., 3 Bedrooms, Master Ensuite and Family Bathroom.

FEATURES

- Gas fired central heating
- Private landscaped rear garden
- Garden Shed
- PVC double glazed windows
- PVC fascia and soffit
- 25 Minutes to M50





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

16'3" x 5'10"

With wooden flooring.

Lounge

15'3" x 10'7"

With wooden flooring and feature mantel piece with open fire.

Dining Room

12'11" x 8'0"

With wooden flooring and patio door.

Kitchen

20'11" x 16'11"

With wooden flooring, built in wall and floor units, oven/hob and extractor fan.

Guest w.c.

6'2" x 2'8"

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

Landing

13'1" x 6'8"

With carpet.

Bedroom 1

14'1" x 9'11"

With carpet and built in wardrobes.

Ensuite

7'0" x 6'6"

With carpet and built in wardrobes.

Bedroom 2

10'10" x 9'10"

With carpet and built in wardrobes.

Bedroom 3

8'1" x 8'0"

With carpet and built in wardrobes.

Bathroom

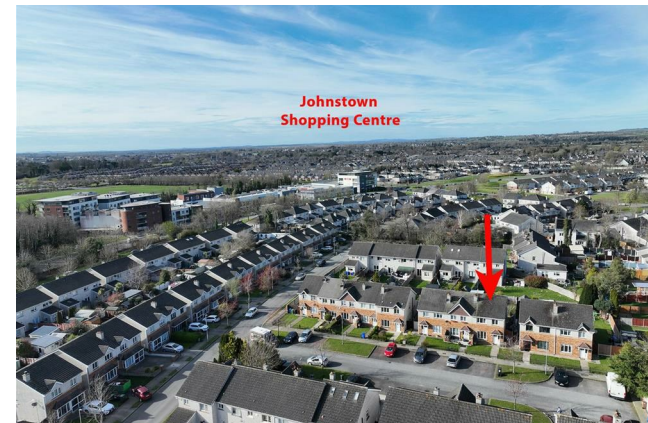
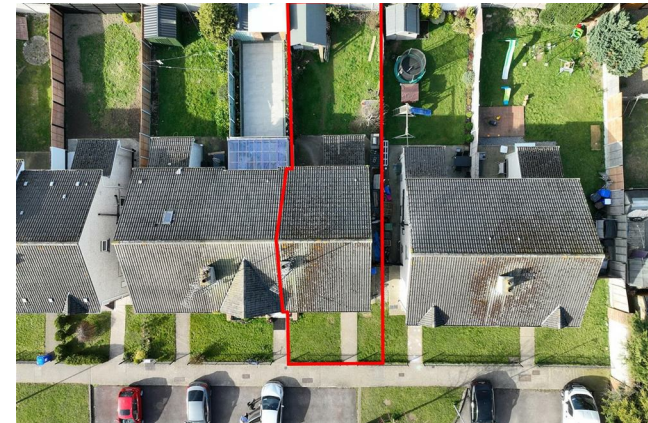
6'8" x 6'4"

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

DIRECTIONS

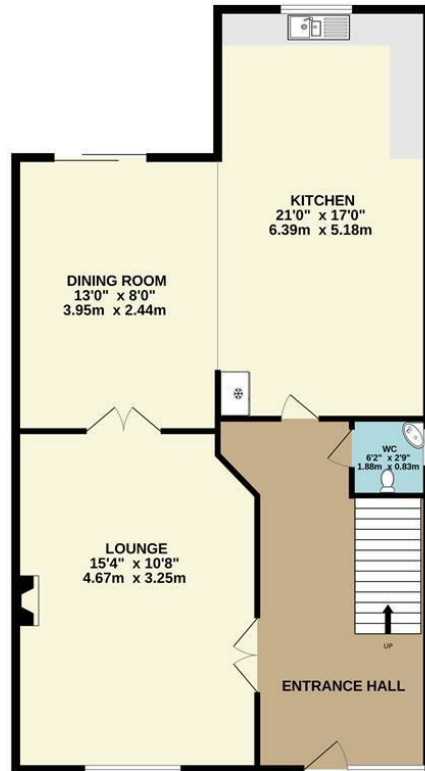
From Dublin take the M3 Motorway to Navan and exit at Junction 8 (Navan South). Continue to the roundabout and take the 2nd exit off. Travel to traffic lights and turn left (Metges Road). Continue straight passing Navan IDA Business Park and take the 2nd turn right into Priory.

EIRCODE: C15 FY9K

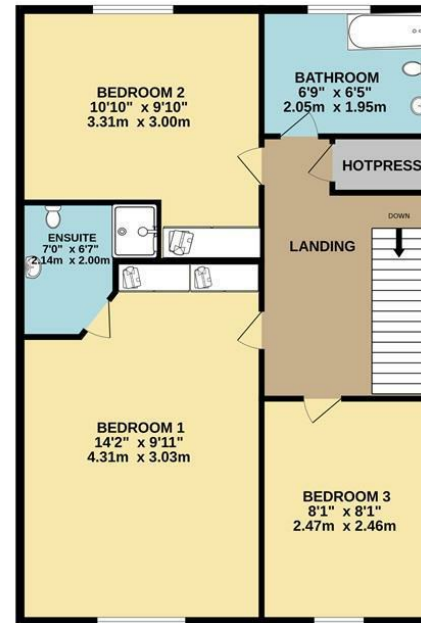


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 969sq.ft. (90.0 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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