










A very well presented 2 bedroom mid terrace extending to c. 74 sq.m. No 2 is presented in excellent condition and benefits from modern flooring, newly upgraded gas boiler, open fire, nice quiet cul de sac location along with well maintained front lawn and private back garden with decked area. Located in a quiet cul de sac with only local traffic, there is ample parking to the front and the property overlooks an attractive green area with mature trees, which provides desirable privacy to the front.



# 2 Priory Crescent, Johnstown, Navan, Co. Meath C15 EEP6

 796.00 sq ft

 2 Bedrooms

 1 Bathrooms

This property is located in the popular residential area of Priory walking distance to the Bailis Shopping Centre, St Stephen's National School and Colaiste na Mi secondary school and all local amenities in Navan Town. Excellently located with close access to the N3 and Junction 8 M3 motorway.

Accommodation includes Entrance Hall, Lounge, Kitchen, 2 Bedrooms and Bathroom.

## FEATURES

- Popular residential area
- Very well presented throughout
- Tidy lawn to the front with wrought iron railings
- Landscaped rear garden
- Decked patio
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating (New boiler)

## FIXTURES & FITTINGS

All flooring, curtains (except sitting room curtains), blinds, light fittings, oven, hob, extractor fan, fridge freezer and washing machine are included in the sale.

## ACCOMMODATION

### Entrance Hall

5'10" x 4'3"

With hardwood front door with leaded glass insert and wooden flooring.

### Lounge

15'2" x 11'1"

With wooden flooring, wooden fireplace with open fire and large window to the front.

### Kitchen

14'5" x 11'3"

With tiled floors, built in wall and floor units, splashback tiling, stainless steel sink unit, oven hob, extractor fan, fridge freezer and patio door to the rear garden.

### Landing

With carpet and hotpress.

### Bedroom 1

12'7" x 11'9"

With carpet and built in wardrobes.

### Bedroom 2

12'9" x 8'2"

With wooden flooring and built in wardrobes.

### Bathroom

9'6" x 5'11"

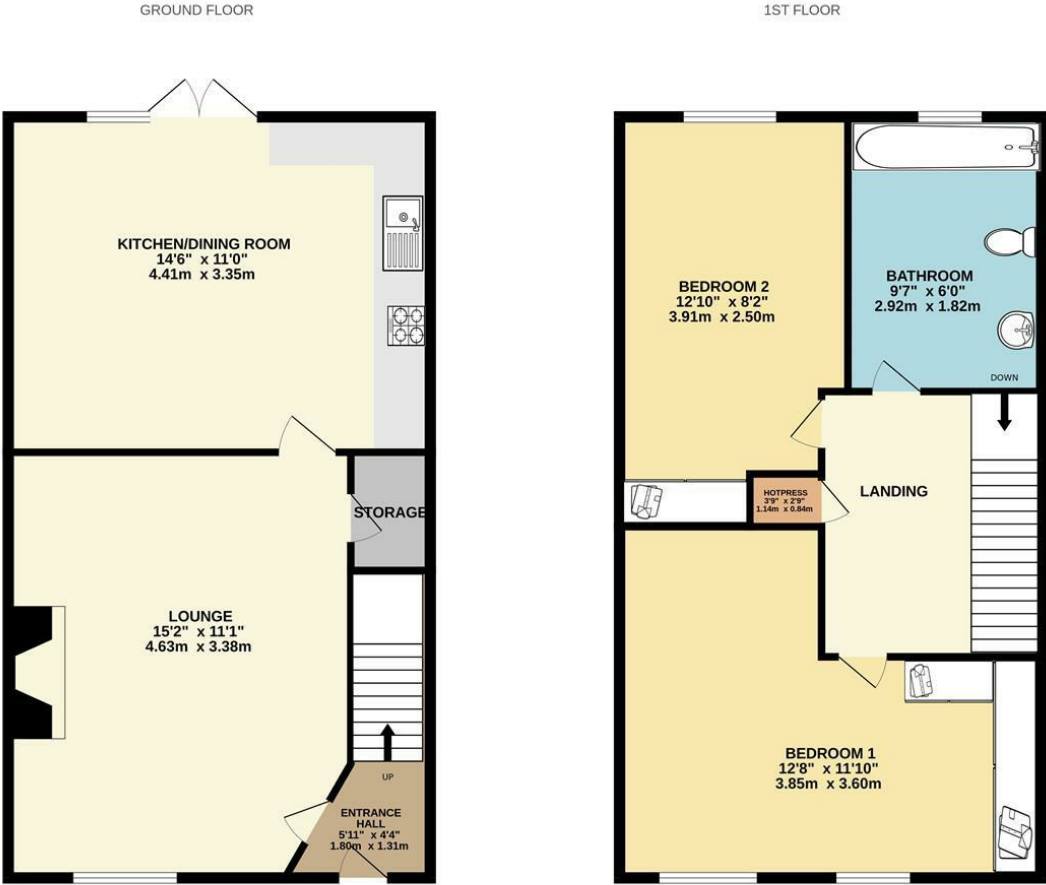
With tiled flooring, partially tiled walls, w.c., w.h.b., bath with triton electric shower.

## DIRECTIONS

C15 EEP6



FLOOR PLAN



TOTAL FLOOR AREA : 797sq.ft. (74.0 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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