




This is an extremely spacious and bright 4-bedroom semi-detached family home extending to 125 sq.m, located in the much sought after Boyne View Estate close to the entrance of the development in a quiet cul de sac.

# 42 Boyne View, Navan, Co. Meath, C15 X9PW

 1345.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property excellent condition throughout and would make an ideal home for first time buyers and investors alike.

This home is ready to go and has the added benefit of two ensuite and a extra large driveway in comparison to most properties within the development.

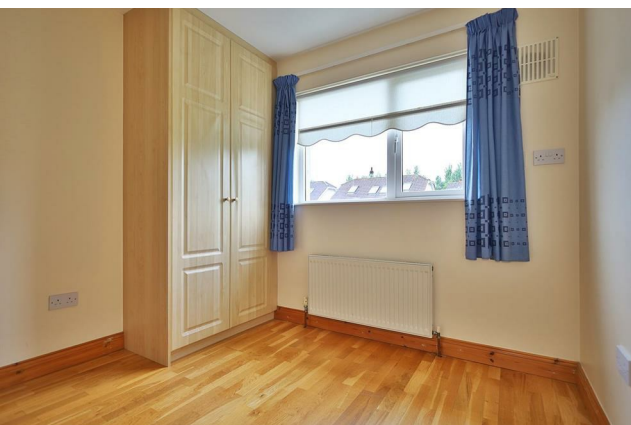
Boyne View is excellently located in a great residential area within walking distance to Johnstown Shopping Centre and Primary & Secondary Schools. There are excellent road networks nearby and close to exit 8 of the M3 Motorway and is within 25 minutes' drive to the M50

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest W.C., 4 Bedrooms (2 Ensuite) and Family Bathroom.

## FEATURES

- Gas fired central heating with upgraded boiler
- Large fully landscaped rear garden with good space at side
- Extra large Cobble lock driveway
- 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 included in the sale.

## ACCOMMODATION

### Entrance Hall

19'1" x 3'1"

With wooden flooring, ceiling coving and centrepiece and solid wood front door with glass panel inserts.

### Lounge

19'11" x 13'3"

With wooden flooring, ceiling coving and centrepiece, open fire with feature fireplace and tiled hearth and TV point.

### Dining Room

13'7" x 10'9"

With wooden flooring and double doors to rear garden.

### Kitchen

17'3" x 8'2"

With tiled flooring, built in wall to floor units, oven, electric hob, extractor fan and stainless-steel sink.

### Utility Room

5'8" x 4'11"

With tiled flooring, built in countertop unit and door to side entrance.

### W.C.

6'0" x 2'5"

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

### Landing

With carpet and hotpress.

### Bedroom 1

14'9" x 10'5"

With wooden flooring.

### Ensuite

5'6" x 5'2"

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

### Bedroom 2

10'5" x 10'2"

With wooden flooring and built in wardrobes.

### Ensuite

5'6" x 5'2"

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

### Bedroom 3

9'8" x 8'6"

With wooden flooring.

### Bedroom 4

8'10" x 8'6"

With wooden flooring.

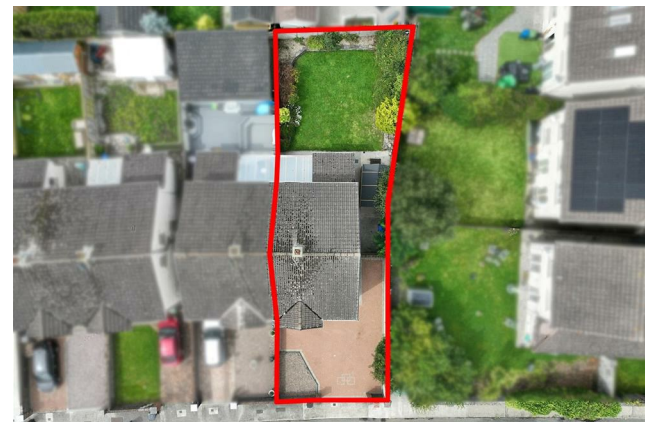
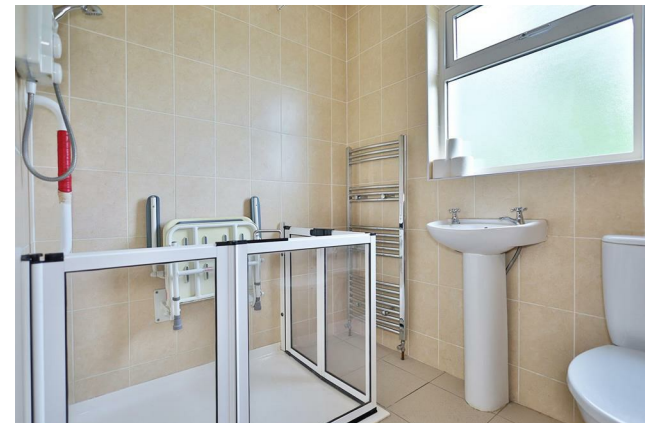
### Bathroom

6'10" x 5'6"

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

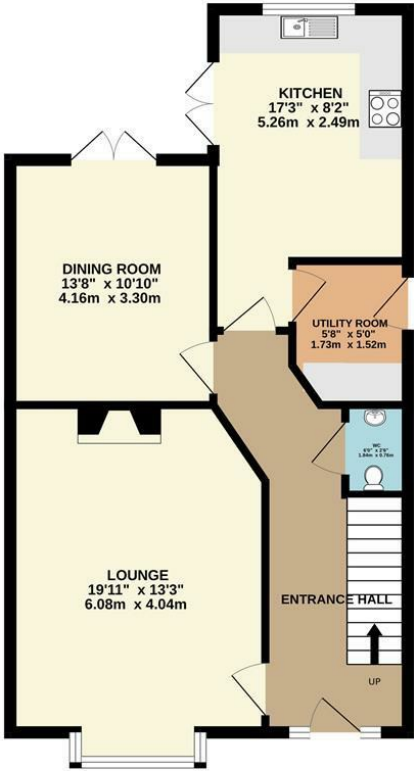
## DIRECTIONS

EIRCODE: C15 X9PW

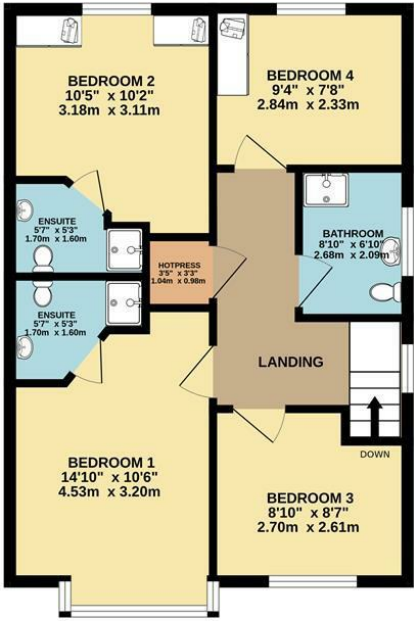


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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