










An excellent 4 bedroom semi detached home extending to c. 123 sq.m. well positioned to the front of Elm development overlooking a large green area.

# 1 Elm Park, Johnstown Wood, Navan, Co. Meath C15 HC9X

 1324.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This is a very impressive family home with enclosed rear garden, large side access and front garden with private driveway.

The property is very well presented internally and is ready for immediate occupation.

Elm Park is located close to all the local amenities in Johnstown Village and the Bailis Shopping Centre.

St Stephen's National School and Colaiste na Mhi are adjacent to the development.

This property enjoys easy access to Junction 8 M3 and the N2 is also close by leaving Dublin City & Airport very accessible.

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

## FEATURES

- Gas fired central heating
- Large green area to the front
- Large side entrance with gate
- Brick piers to the front with large concrete driveway
- PVC double glazed windows
- PVC fascia and soffit







### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, extractor fan, fridge freezer, dishwasher, washing machine and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

16'0" x 6'0"

With tiled flooring, hardwood door with stained glass side panels, coving and centrepiece.

### Lounge

16'3" x 12'1"

With wooden flooring, feature wooden fireplace with cast iron insert (open fire), bay window, coving and centrepiece.

### Kitchen / Dining Room

21'8" x 9'6"

With tiled flooring, built in wall and floor units, splashback tiling, oven, hob, extractor fan, fridge freezer and dishwasher. Double doors to Dining Room.

### Dining

12'0" x 8'7"

With tiled flooring, double doors to Kitchen / Dining and sliding doors to the rear garden.

### Utility

5'5" x 4'5"

With tiled flooring, washing machine and plumbed for tumble dryer.

### Guest w.c.

6'8" x 3'1"

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

### Landing

With carpet and hotpress.

### Bedroom 1

13'5" x 11'1"

With wooden flooring and built in wardrobes.

### Ensuite

7'6" x 4'0"

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

### Bedroom 2

10'2" x 9'10"

With wooden flooring and built in wardrobes.

### Bedroom 3

10'1" x 8'5"

With wooden flooring and built in wardrobes.

### Bedroom 4

9'10" x 7'10"

With wooden flooring and built in wardrobes.

### Bathroom

6'5" x 5'10"

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

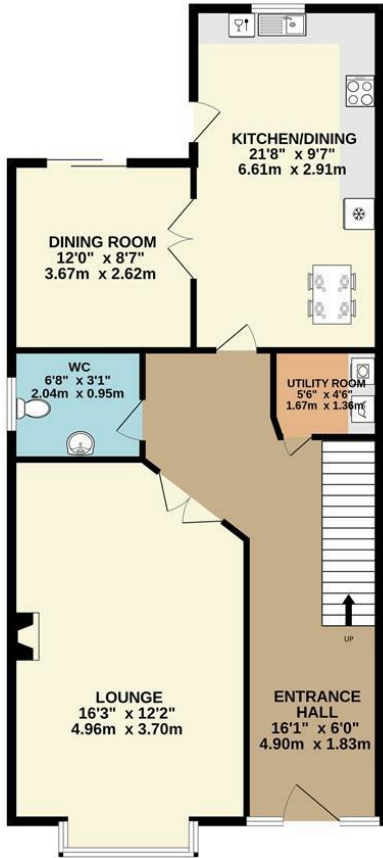
## DIRECTIONS

C15 HC9X

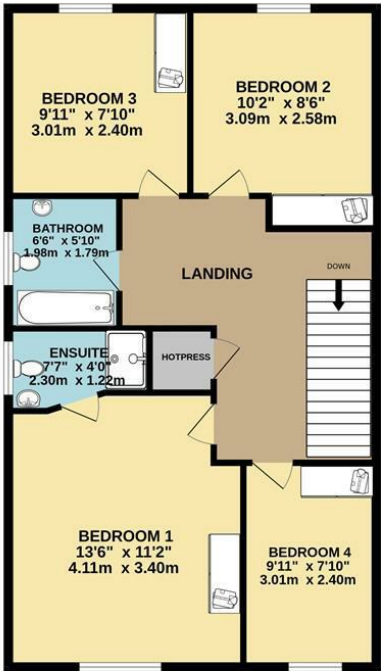


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1324sq.ft. (123.0 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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