



Raymond Potterton & Co. is delighted to present this exceptional property to the market.

31 Cois Glaisin Park, Johnstown, Navan, Co. Meath C15H2FH

 1184.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Having been expertly upgraded with beautiful finishes throughout, both inside and out, this home offers a perfect blend of comfort and style.

Situated on a prime location within the development, the property boasts bright and spacious living accommodation, along with a fully landscaped, large rear garden.

This home is an ideal choice for first-time buyers, those looking to trade up, or investors seeking a quality property.

Cois Glaisin is located in a well-regarded residential area, within walking distance of Old Johnstown Village, Supervalu Johnstown, and local primary and secondary schools.

For commuters, transport links to Dublin are excellent, with the M3 Motorway just a stone's throw away, providing a 25-minute drive to the M50. Additionally, the Nx Bus service, with a 24-hour service to the city centre, is right on your doorstep.

With its stunning finishes and exceptional quality, this property is sure to be popular, so early viewing is highly recommended.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, utility room, Guest W.C/ 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FEATURES

- A-rated home
- Spacious 3 Bed Semi
- Gas-fired central heating with recent upgraded boiler
- Upgraded throughout
- Fully landscaped garden
- Cobble driveway
- Turnkey condition
- 25 minutes to the M50





FIXTURES & FITTINGS

All flooring, curtain poles and blinds & light fittings and kitchen appliances (except washing machine and dryer) are included in the sale.

ACCOMMODATION

Entrance Hall

13'4" x 4'9"

With wooden flooring.

Lounge

14'9" x 11'0"

With wooden flooring and electric insert fire.

Kitchen

17'9" x 10'9"

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

Dining Room

11'3" x 10'4"

With wooden flooring.

Utility Room

6'4" x 4'11"

With wooden flooring and built in wall and floor units.

Guest w.c.

6'9" x 16'8"

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

Landing

With carpet.

Bedroom 1

14'8" x 10'2"

With wooden flooring and built in wardrobes.

Ensuite

5'5" x 5'2"

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

Bedroom 2

12'5" x 10'2"

With wooden flooring and built in wardrobes.

Bedroom 3

11'2" x 9'11"

With wooden flooring.

Bathroom

9'4" x 7'8"

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

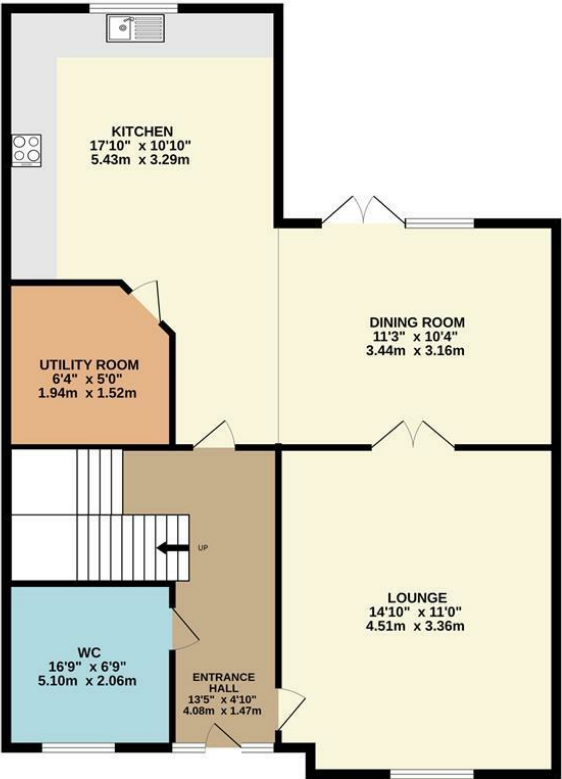
DIRECTIONS

EIRCODE: C15 H2FH

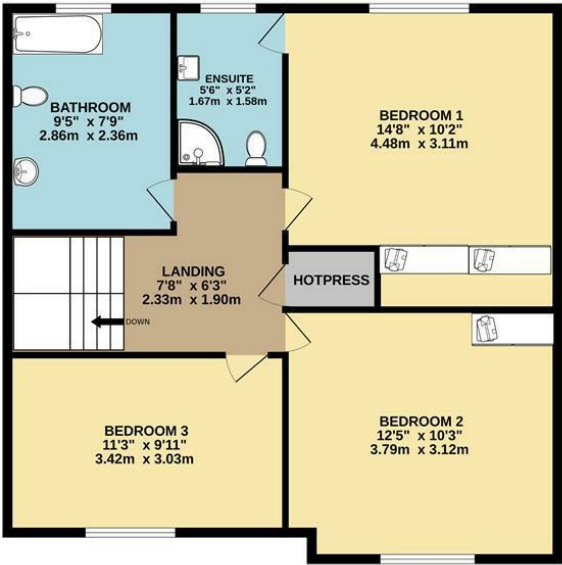


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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