







An outstanding family home located in the ever-popular Johnstown Wood Development, just a short distance from Navan Town. This beautifully presented property is brought to the market in excellent condition throughout and is ready for immediate occupation.

# 6 Maple Crescent, Johnstown Wood, Navan, Co. Meath C15E2XA

 1184.00 sq ft

 3 Bedrooms

 2 Bathrooms

## INTRODUCTION

The property offers generous, light-filled living accommodation throughout and includes a superb open plan kitchen, dining and living area ideal for modern family living.

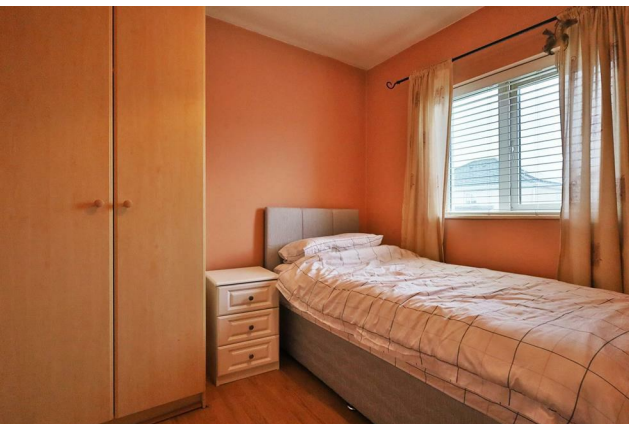
The property boasts an attractive façade with a private walled driveway to the front and a beautifully landscaped enclosed garden to the rear complete with a raised artificial lawn.

The location is second to none, within walking distance of schools, shops, restaurants, and the Johnstown Shopping Centre. St Stephen's National School and Colaiste na Mhi are adjacent to the development, making this an ideal choice for families. The property also enjoys excellent road and bus links to Dublin City and Airport via Junction 8 M3 and the nearby N2.

## FEATURES

- Bright & spacious living accommodation
- Presented in excellent condition throughout
- Gas central heating
- Enclosed landscaped rear garden with patio
- Garden shed
- Concrete front driveway
- Walking distance to schools & local amenities
- Adjacent to St Stephen's NS & Colaiste na Mhi
- Easy access to Junction 8 M3 & N2





### **FIXTURES & FITTINGS**

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

## ACCOMMODATION

### Entrance Hall

17'6" x 5'1"

With wooden flooring, PVC front door with glass panel insert. and ceiling coving.

### Lounge

16'1" x 12'1"

With wooden flooring, wooden feature fireplace with solid fuel stove and tiled hearth.

### Living/Dining Room

21'10" x 18'3"

With wooden flooring, sliding door to rear garden and ceiling coving.

### Kitchen

8'7" x 8'5"

With tiled flooring, wooden built in wall to floor units with laminate worktop, oven, hob, extracto fan and ceiling coving.

### W.C

9'1" x 2'11"

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

### Landing

With carpet and hotpress.

### Bedroom 1

15'3" x 9'3"

With wooden flooring, built in wardrobe and TV point.

### Ensuite

10'6" x 2'10"

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

### Bedroom 2

10'5" x 8'2"

With wooden flooring and built in wardrobe.

### Bedroom 3

8'5" x 8'5"

With wooden flooring and built in wardrobe.

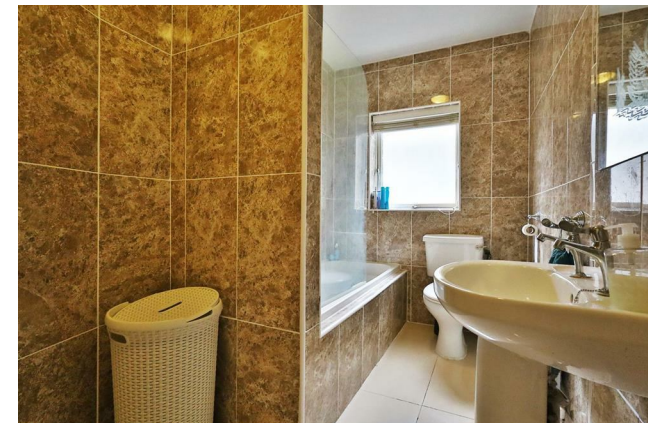
### Bathroom

10'6" x 5'4"

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

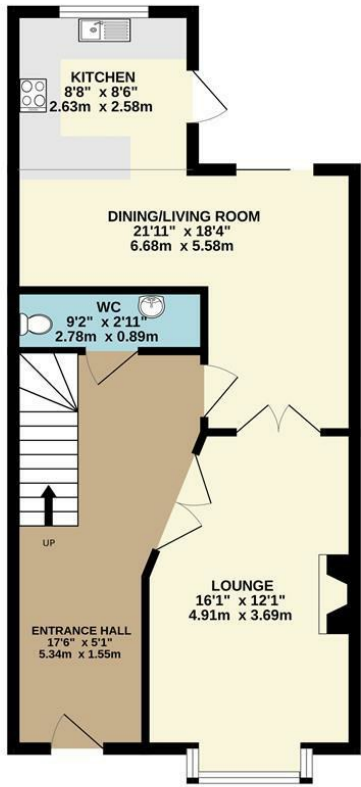
## DIRECTIONS

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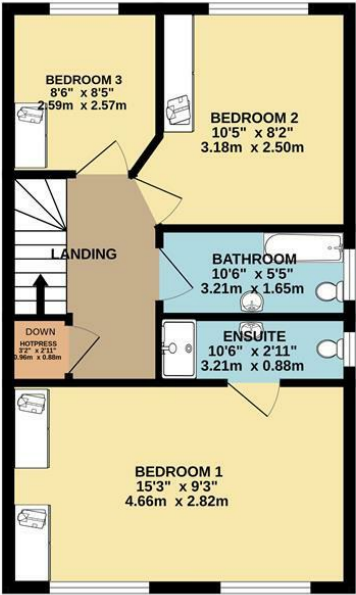


FLOOR PLAN

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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