




Located in a mature and highly regarded residential development, 86 Boyne View is a spacious five-bedroom detached home extending to approximately 207 sq.m. (2,228 sq.ft.). Positioned on an elevated site overlooking a landscaped green area, this impressive residence offers bright, well-appointed accommodation ideal for modern family living.

86 Boyne View, Johnstown, Navan Co. Meath C15 XPX8

 2228.00 sq ft

 5 Bedrooms

 3 Bathrooms

Finished to a high standard throughout, this home features generously sized rooms and a well-considered layout.

The exterior boasts a low-maintenance red-brick façade and a cobblelock driveway.

The rear garden enjoys a feature pergola-covered patio area and a stepped garden—ideal for outdoor entertaining and relaxation.

Inside, the property benefits from quality flooring, a modern fitted kitchen, and a spacious master suite with an ensuite and walk-in wardrobe.

Local schools and amenities are within walking distance, while the nearby M3 motorway offers excellent connectivity to Dublin City and Airport.

Accommodation comprises an entrance hall, lounge, reception/study, kitchen/dining area, utility room, guest W.C., five bedrooms (one with ensuite and walk-in wardrobe), a multipurpose room, and a family bathroom.

FEATURES

- Stunning Property
- Bright & spacious living accommodation
- Decorated to an exceptional standard throughout
- Gas Fired Central Heating
- Peaceful location
- Garden Shed
- Close to Navan town centre
- Within easy reach of Dublin





FIXTURES & FITTINGS

To be confirmed.

ACCOMMODATION

Entrance Hall

5'5" x 19'11"

With tiled flooring.

Lounge

12'2" x 15'11"

With wooden flooring and feature mantelpiece with open fire.

Dining

10'1" x 14'3"

With wooden flooring.

Study

8'0" x 13'11"

With wooden flooring.

Kitchen

11'5" x 16'3"

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

Utility Room

5'9" x 8'9"

With tiled flooring.

W.c.

3'11" x 5'1"

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

Landing

9'6" x 20'0"

With wooden flooring.

Bedroom 1

9'10" x 13'1"

With wooden flooring and built in wardrobes.

Walk In Wardrobe

4'5" x 7'9"

With wooden flooring and built in wardrobes.

En-Suite

4'5" x 7'6"

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

Bedroom 2

7'11" x 15'7"

With wooden flooring and built in wardrobes.

Bedroom 3

9'10" x 13'0"

With wooden flooring and built in wardrobes.

Bedroom 4

8'0" x 10'11"

With wooden flooring and built in wardrobes.

Bathroom

7'10" x 9'3"

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

Landing

10'10" x 21'1"

With wooden flooring.

Bedroom 5

14'2" x 14'4"

With wooden flooring and built in wardrobes.

Dressing Room

6'8" x 13'2"

With wooden flooring and built in wardrobes.

DIRECTIONS

EIRCODE: C15 XPX8



FLOOR PLAN

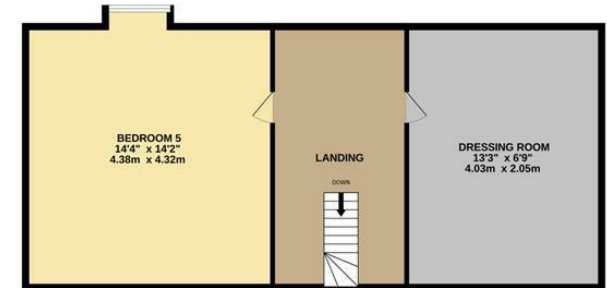
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2228sq.ft. (207.0 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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