

An Exceptional Five-Bedroom Detached Residence

No. 94 Carne Hill is an outstanding five-bedroom detached home located on the highly sought-after Walterstown Road in Old Johnstown Village, Navan. Forming part of an exclusive row of just five detached properties, this is a rare opportunity to acquire a fully renovated home finished to an exceptional standard.



94 Carne Hill, Johnstown, Navan, Co. Meath C15 VN5V



17721.00 sq ft



5



4

INTRODUCTION

This stunning residence has been comprehensively refurbished both internally and externally, incorporating modern décor and significant energy-efficient upgrades.

Among its many features are a 5kW solar panel system with a 9kW battery storage unit, an Eddi smart energy management system, electric gates, an upgraded heating system, wiring for car charging points, and a high-spec security alarm.

Inside, the property boasts bright, spacious interiors with high-quality finishes throughout.

The kitchen comes complete with integrated appliances, and the sale also includes light fittings, blinds, and a beautifully designed feature patio area, perfect for outdoor entertaining.

Thanks to its energy upgrades, No. 94 qualifies for a green rate mortgage, making it both a stylish and cost-efficient home.

Ideally located, the property enjoys easy access to excellent local amenities, including schools, shopping, sports facilities, heritage sites, and the Royal Tara Golf Club.

Navan town centre offers an array of restaurants, bars, and leisure options, while Dublin is reachable within 30 minutes via the nearby M3 motorway junctions 7 and 8.

Presented in turnkey condition and meticulously maintained by its current owners, this superb family home is ready for immediate occupation and boasts an endless list of additional features.

Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

ACCOMMODATION

Entrance Hall

2.56 x 4.25

With wooden flooring.

Lounge

3.64 x 5.20

With wooden flooring and a solid fuel stove.

Reception Room

2.35 x 4.28

With wooden flooring.

Kitchen / Dining Room

4.20 x 6.60

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





Guest w.c.

1.33 x 1.54

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

Utility

2.50 x 2.66

With tiled flooring, built in wall and floor units and washing machine.

Sunroom

3.69 x 4.42

With tiled flooring and patio doors.

Landing

2.78 x 5.20

With carpet.



Bedroom 1

3.29 x 3.64

With carpet.

Ensuite

0.81 x 2.33

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

Walk in Wardrobe

2.69 x 2.87

With built in wardrobes.



Bedroom 2

2.51 x 3.50

With carpet.

Ensuite

0.78 x 2.51

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



Bedroom 3

2.91 x 3.16

With carpet and built in wardrobes.

Bedroom 4

2.40 x 3.08

With carpet.

Bathroom

2.03 x 2.40

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



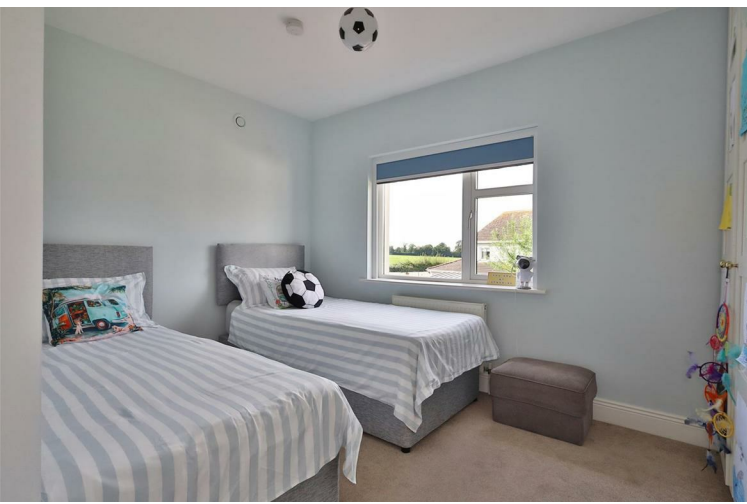


FIXTURES & FITTINGS

All flooring, blinds, curtain poles, light fittings, Eddi smart home system, battery storage system and kitchen appliances are included in the sale.

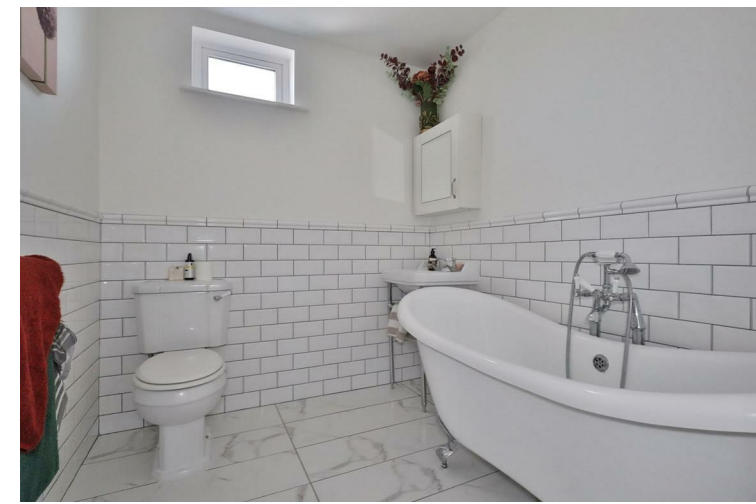
FEATURES

- Five bedrooms
- Fully renovated
- Solar panels
- Battery storage
- Smart energy system (Eddi)
- Wired for EV charging
- Electric entrance gates
- Upgraded heating system
- High-quality finishes
- Modern recently fitted kitchen
- Integrated appliances
- Feature patio area
- Green mortgage eligible
- large Private rear garden
- Turnkey condition
- Excellent location
- Close to schools & shops
- Minutes to Navan town
- Easy M3 motorway access
- 30 mins to Dublin



DIRECTIONS

From Dublin travel on the M3. Exit at Junction 8. At the roundabout take the 2nd exit signed Dunshaughlin. At the traffic lights turn left and take the next right for Johnstown Village. Continue straight and turn right in the village the property is located a short distance on the right identified by our for sale sign.







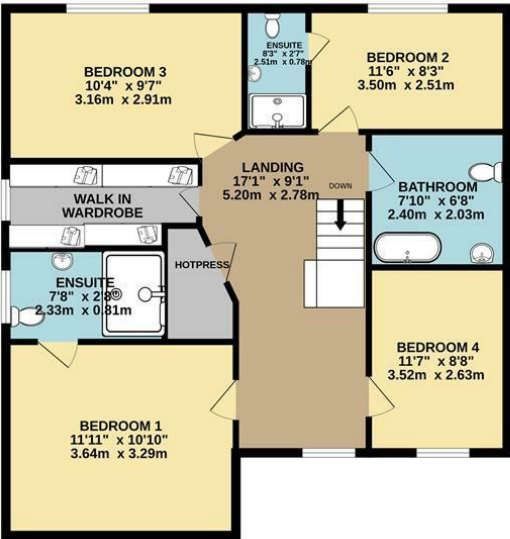


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1722sq.ft. (160.0 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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