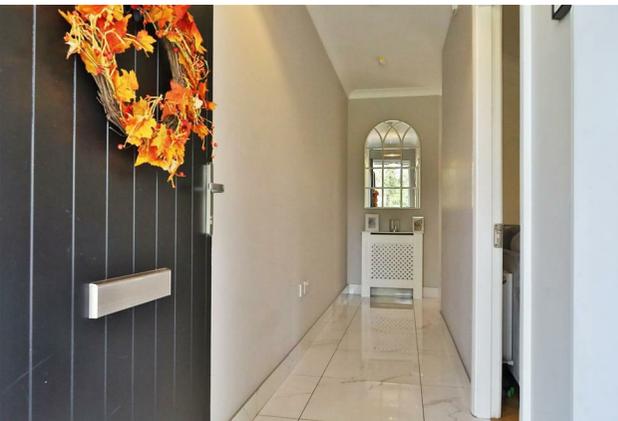




  
Raymond  
Potterton

6 Kilcarn Wood, Johnstown, Navan, Co. Meath C15 T0XC  
Asking Price €575,000

BER A2



An exceptional 4 bedroom detached residence extending to 165q.m. This is a brilliant opportunity to purchase an A rated home that has it all and is ready for immediate occupation.



# 6 Kilcarn Wood, Johnstown, Navan, Co. Meath C15 T0XC



1776.00 sq ft



4



3

## INTRODUCTION

This property was constructed in 2021 to the highest standards of craftsmanship.

This fine detached home enjoys a lovely front row quiet cul de sac location overlooking mature trees offering the ultimate privacy.

The property is finished with a lovely part red brick façade combined with render finish and grey PVC double glazed windows.

There is a spacious cobblelock driveway suitable for parking 3 cars and low landscaping to the front.

To the rear the sunny south garden has been landscaped with raised flowerbeds and well appointed patio providing an extension to this home when the sun shines.

Internally the finish in this fine home is exceptional with a large open plan Kitchen / Dining area with modern grey kitchen units, fitted appliances in kitchen and utility, spacious bedroom accommodation, well finished bathrooms and ensuites, top quality flooring throughout and solid fuel stove fitted.

Located in one of Navan's newest and popular residential development Kilcarn Woods and positioned on the Dublin side of Navan Town with all the local facilities of Johnstown and the Bailis Centre on the door step. Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest w.c., Utility, 4 Bedrooms (Main Ensuite), Bathroom and storage / study area.

## ACCOMMODATION

### Entrance Hall

17'7" x 3'6"

With composite front door with glass insert, tiled flooring and storage cupboard.

### Lounge

16'2" x 13'7"

With wooden flooring, wall mounted solid fuel stove insert with granite hearth, recessed lights, large window pane with window seat, coving and recessed lights.

### Kitchen / Living

17'5" x 15'8"

With tiled flooring, modern built in wall and floor units, splash back tiling, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, vaulted ceiling, velux and double doors with large glass side panel open to the garden.

### Utility

5'10" x 5'6"

With tiled flooring, built in counter and washer / tumble dryer.

### Guest w.c.

5'2" x 4'7"

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

### First Floor Landing

With carpet and hotpress.

### Bedroom 2

15'7" x 11'5"

With carpet and built in wardrobes.

### Bedroom 3

16'1" x 9'10"

With carpet and built in wardrobes.





#### Bedroom 4

14'6" x 7'3"  
With wooden flooring.

#### Bathroom

9'6" x 5'6"  
With tiled flooring, partly tiled walls, w.c., w.h.b., bath and heated towel rail.

#### Second Floor Landing

With carpet.

#### Bedroom 1

17'6" x 14'6"  
With carpet.

#### Ensuite

8'6" x 6'5"  
With tiled flooring, partly tiled walls, w.c., w.h.b. and shower.

#### Storage Room / Study

17'5" x 6'0"  
With carpet and velux window.

#### FEATURES

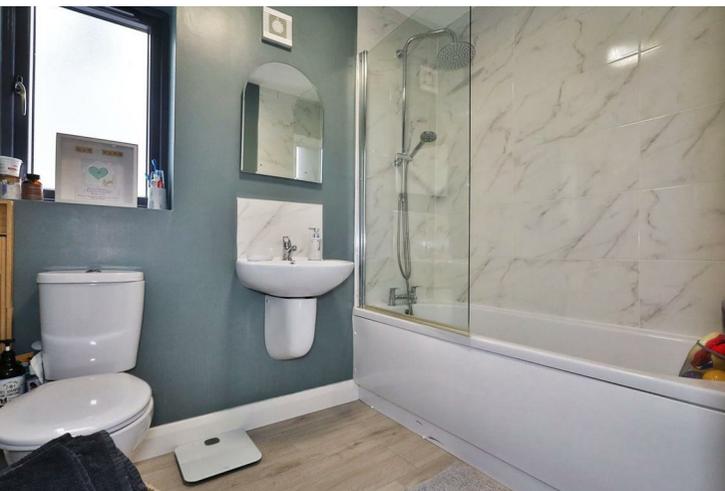
- Gas heating
- Solid fuel stove insert
- Exceptional interior décor
- Extremely modern kitchen
- Large open plan Kitchen / Dining area
- Top quality flooring
- Landscaped rear garden
- PVC double glazed windows
- PVC fascia and soffit
- Garden Shed

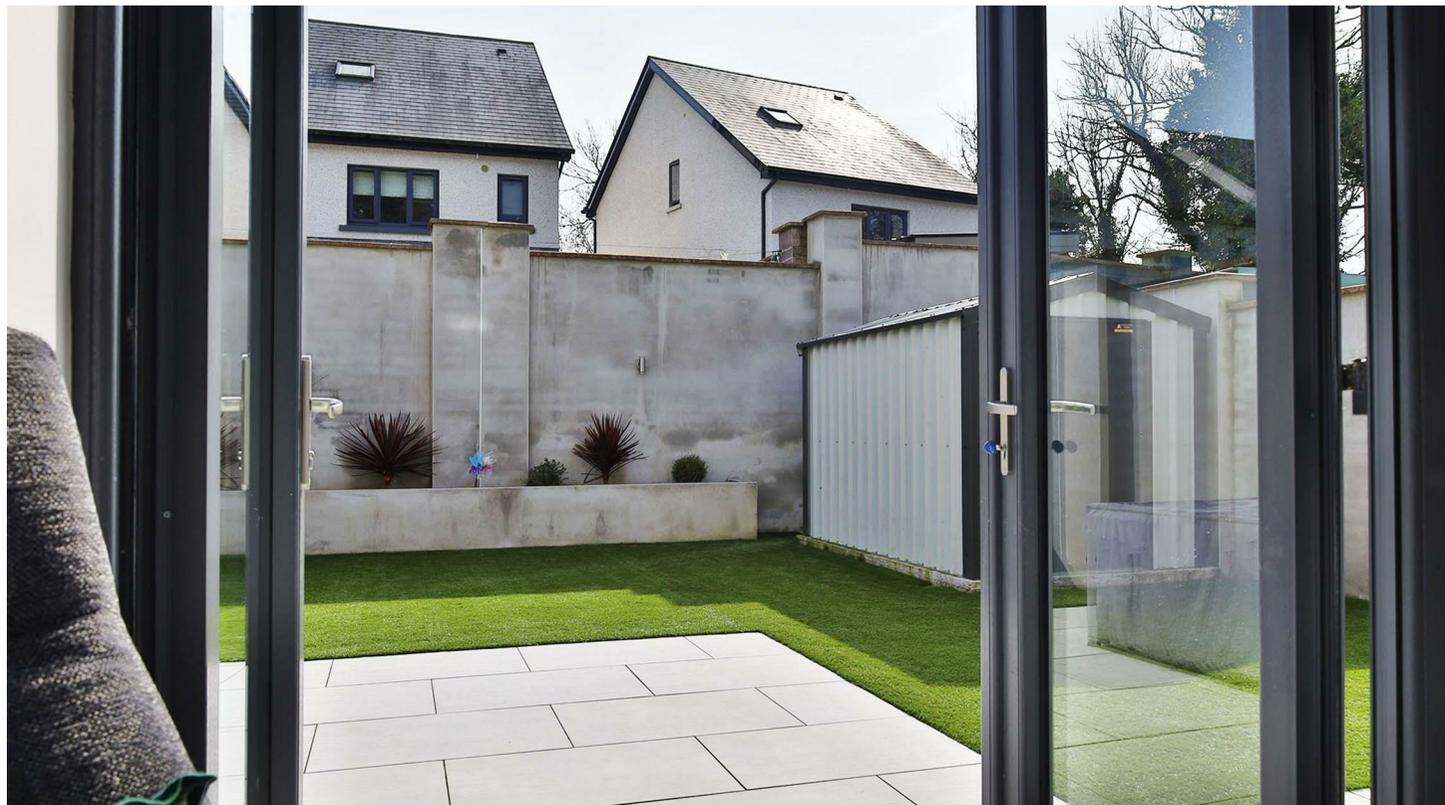
#### FIXTURES & FITTINGS

All flooring, blinds, curtains, blinds, light fittings, solid fuel stove, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, microwave, washer / dryer and garden shed are included in the sale. Some furniture open to an offer.

#### DIRECTIONS

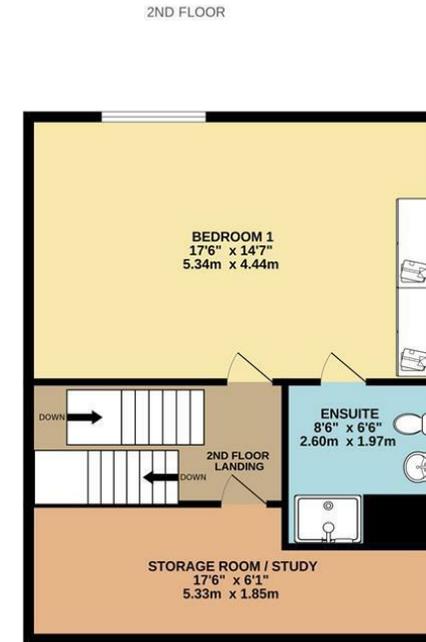
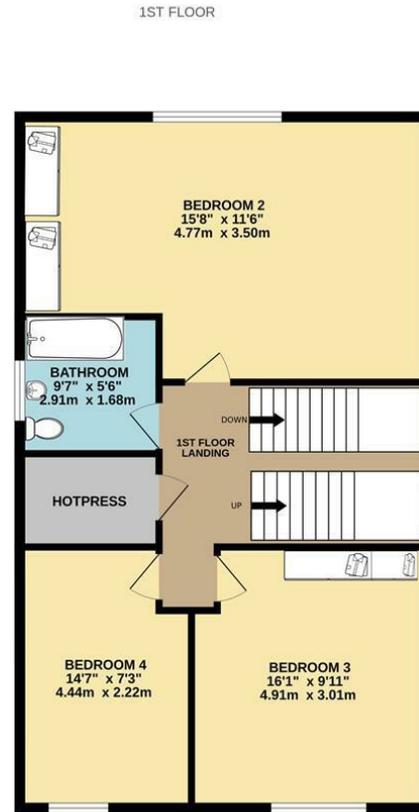
EIRCODE: C15 T0XC







# FLOOR PLAN



TOTAL FLOOR AREA : 1776sq.ft. (165.0 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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