





▶ An Exceptional Five-Bedroom Detached Residence

No. 15 Boyne View is a superb five-bedroom detached family home ideally positioned on the front row of this mature and sought-after development, set within a small and quiet cul de sac of detached properties. This is a rare opportunity to acquire a fully renovated home finished to an exceptional standard.



# 15 Boyne View, Johnstown, Navan, Co. Meath Co. Meath C15 PFR1



1991.00 sq ft



5



4

## INTRODUCTION

The property has been extensively refurbished both internally and externally, presenting in true turnkey condition. The home benefits from modern décor throughout along with a range of energy-efficient upgrades, including solar panels and wiring for an electric vehicle charging point.

Internally, the property offers bright, spacious accommodation with high-quality finishes throughout. The ground floor comprises an inviting entrance hall, lounge, study/living room, guest WC, kitchen, dining room, and utility room, providing an ideal layout for modern family living.

On the first floor there are four generous double bedrooms, including a master bedroom with en suite and walk-in dressing room. The top floor further enhances the accommodation with an additional bedroom, a bathroom, and a versatile multipurpose room suitable for a range of uses.

To the rear, the home truly excels, featuring a beautifully landscaped garden complete with a home office/multipurpose room, large cobblelock yard, storage sheds, and a covered timber seating area—perfect for outdoor dining and entertaining.

With its energy-efficient upgrades, No. 15 qualifies for a green mortgage, offering both environmental and financial benefits.

Ideally located, the property enjoys excellent access to a wide range of local amenities including schools, shops, sporting facilities, and recreational areas. Navan town centre is just minutes away, while Dublin is easily accessible within approximately 30 minutes via the nearby M3 motorway (Junctions 7 & 8).

Presented in immaculate condition and meticulously maintained by its current owners, this outstanding home is turnkey.

Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

## ACCOMMODATION

### Entrance Hall

6.23 x 2.3

With wooden flooring and built-in storage.

### Lounge

5.9 x 3.89

With wooden flooring and feature fireplace and open fire.





### Dining Room

4.5 x 3.48  
With wooden flooring and patio doors.

### Reception Room

3.7 x 2.65  
With wooden flooring.

### Guest w.c.

1.4 x 1.35  
With tiled flooring, w.c. and w.h.b.

### Kitchen

5.29 x 3.03  
With wooden flooring, built-in wall and floor units, oven, hob, extractor fan and fridge/freezer.



### Utility Room

2.43 x 2.2  
With wooden flooring and built-in wall and floor units.

### Landing

With carpet

### Bedroom 1

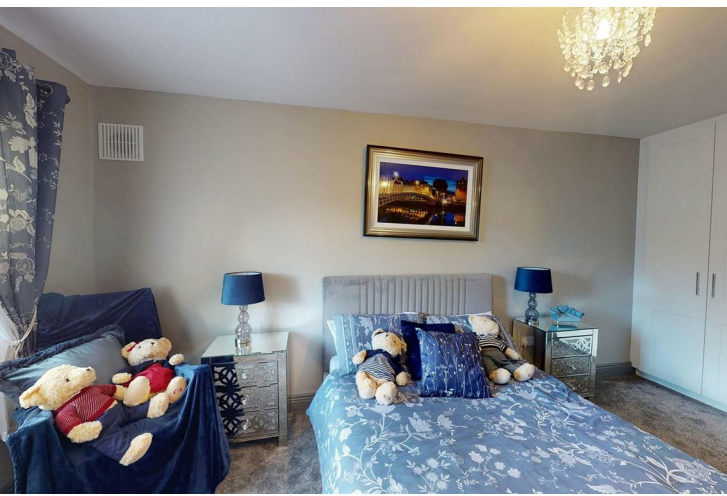
4.3 x 3.43  
With carpet.

### Walk in Wardrobe

2.45 x 2.02  
With carpet and built-in wardrobes.

### Ensuite

2.5 x 1.7  
With tiled flooring, tiled walls, w.c, w.h.b and shower.



### Bedroom 2

4.45 x 3.41  
With carpet and built-in wardrobes.

### Bedroom 3

4.71 x 2.55  
With carpet and built-in wardrobes.

### Bedroom 4

3.1 x 2.63  
With carpet and built in wardrobes.





### Landing

With carpet.

### Bedroom 5

5.24 x 4.5

With carpet and attic storage.

### Ensuite

2.5 x 1.7

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

### Dressing Area

5.9 x 3.31

With carpet.



### FEATURES

- Five-bedroom detached residence
- Fully renovated throughout
- Solar panels
- Wired for EV charging
- Electric entrance gates
- High-quality finishes throughout
- Modern fitted kitchen with integrated appliances
- Exceptional rear garden with office/multipurpose room
- Large cobblelock yard
- Storage sheds
- Covered timber seating area
- Eligible for green mortgage
- Turnkey condition
- Prime front-row position
- Quiet cul de sac setting
- Excellent location
- Close to schools, shops & amenities
- Minutes from Navan town centre
- Easy access to M3 motorway
- Approx. 30 minutes to Dublin

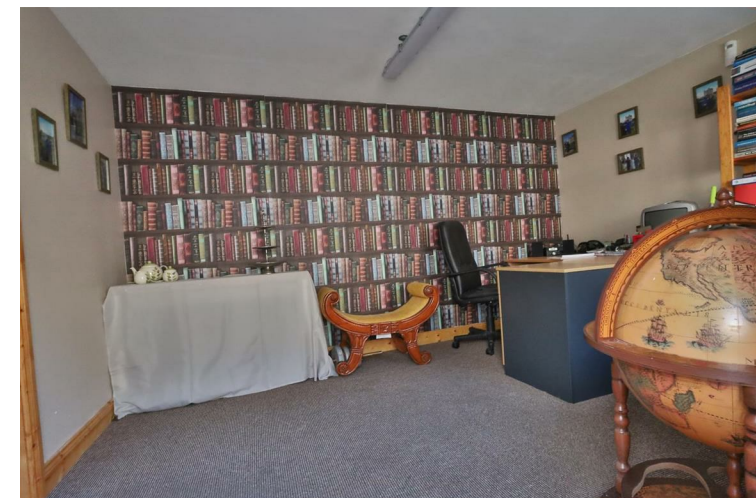


### FIXTURES & FITTINGS

All flooring, curtain poles, blinds, oven, hob and garden shed are included in the sale.

### DIRECTIONS

EIRCODE C15 PFR1









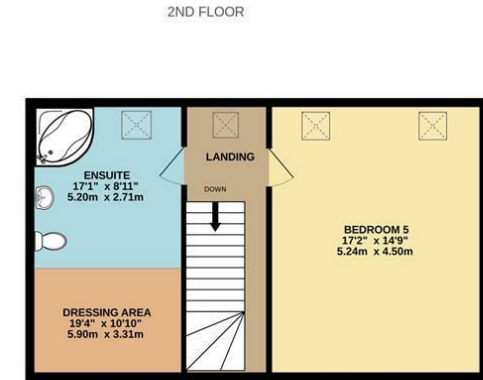
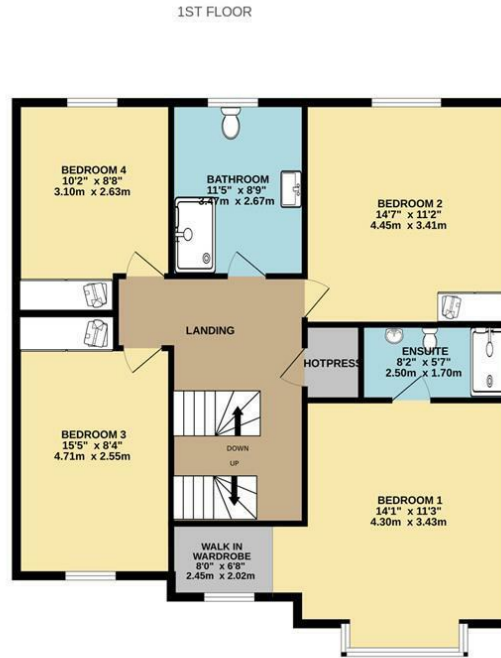
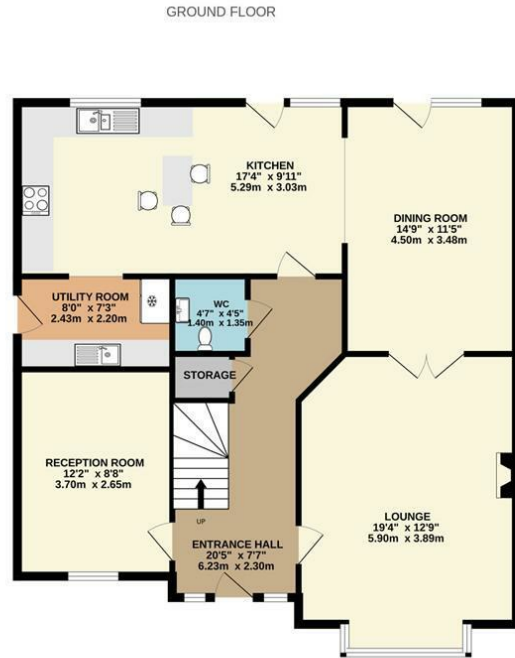
← Navan

Johnstown Shopping Centre  
↓

No. 15  
↓

M3  
←

# FLOOR PLAN



TOTAL FLOOR AREA : 1991sq.ft. (185.0 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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