



  
**Raymond  
Potterton**

**21 Elm Lawn, Johnstown, Navan, Co. Meath C15 H2DT**


**€299,000**


**BER C2**




21 Elm Lawn is a spacious 2 bedroom terraced house located in the very sought after area of Elm Lawn, Johnstown, Navan within walking distance to all local amenities.

# 21 Elm Lawn, Johnstown, Navan, Co. Meath C15 H2DT

 805.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

This attractive property features a red brick and pebble dash finish with PVC fascia and soffit.

The front garden is maintenance-free, complemented by double-glazed PVC windows throughout.

There is surface parking to the front.

Inside, the property offers a bright kitchen / dining area. and a spacious lounge with electric insert fire.

There is a convenient downstairs bathroom and upstairs there are two good sized bedrooms, both with built-in wardrobes.

The property is presented in excellent condition throughout.

To the rear there is a lovely appointed patio area along with a garden shed. The garden is finished in low-maintenance stone for easy upkeep.

Elm Lawn is located close to all the local amenities in Johnstown Village and the Bailis Shopping Centre. St Stephen's National School and Colaiste na Mhi are adjacent to the development.

This property enjoys easy access to Junction 8 M3 and the N2 is also close by leaving Dublin City & Airport very accessible.

Accommodation includes Entrance Hall, Kitchen/Dining, Lounge, Guest w.c., 2 Bedrooms and Bathroom.

## FEATURES

- Very good condition throughout
- Large bedrooms with built in wardrobes
- PVC fascia and soffit
- Double glazed PVC windows
- Maintenance free rear garden
- Gas fired central heating
- Minutes' drive to Junction 8 on the M3 Motorway
- Walking distance to all local amenities such as schools and shops





### **FIXTURES & FITTINGS**

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

## ACCOMMODATION

### Entrance Hall

17'0" x 2'11"  
With tiled flooring.

### Kitchen / Dining Room

11'9" x 12'1"  
With tiled flooring, built in wall and floor units, oven/hob, extractor fan, fridge/freezer and washing machine/tumble dryer.

### Guest w.c.

4'11" x 4'3"  
With tiled flooring, w.c and w.h.b.

### Lounge

13'9" x 12'5"  
With wooden flooring, feature fireplace with electric insert and patio doors.

### Landing

With carpet.

### Bedroom 1

12'5" x 11'5"  
With wooden flooring and built-in wardrobes.

### Bedroom 2

12'5" x 9'6"  
With wooden flooring and built-in wardrobes.

### Bathroom

10'2" x 5'2"  
With tiled flooring w.c, w.h.b, and bath.

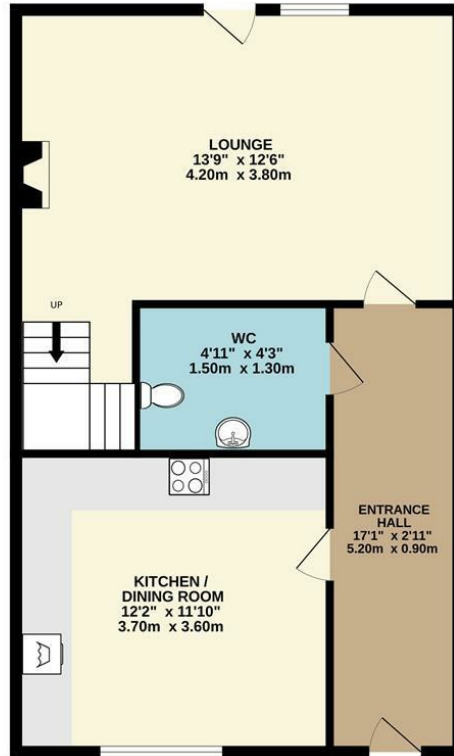
## DIRECTIONS

EIRCODE C15 H2DT

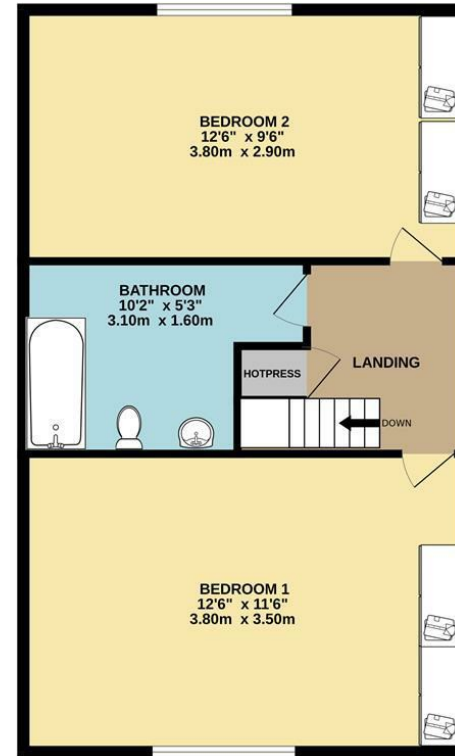


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 805sq.ft. (74.8 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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