




Raymond
Potterton

2 Spire View Walk, Johnstown, Navan, Co. Meath C15D9FD


€285,000


BER C3




Raymond Potterton Auctioneers are delighted to present this outstanding 2-bedroom residence in the ever-popular Spire View development.

2 Spire View Walk, Johnstown, Navan, Co. Meath C15D9FD

 914.00 sq ft

 2 Bedrooms

 1 Bathrooms

INTRODUCTION

This prime, spacious property is located in a quaint cul-de-sac within this mature residential development.

On entering the property, it is immediately evident that no stone has been left unturned in the décor of this home.

Elegant and luxurious living accommodation extending to approximately 85 sq.m. comprises; ground floor – entrance hallway, kitchen/dining area and spacious sitting room; first floor – master bedroom, double bedroom to rear and main bathroom.

No. 2 Spire View Walk comes to the market in turnkey condition throughout, having been meticulously maintained by its current owner.

The property boasts an endless list of additional features including gas-fired central heating and ready for immediate occupation.

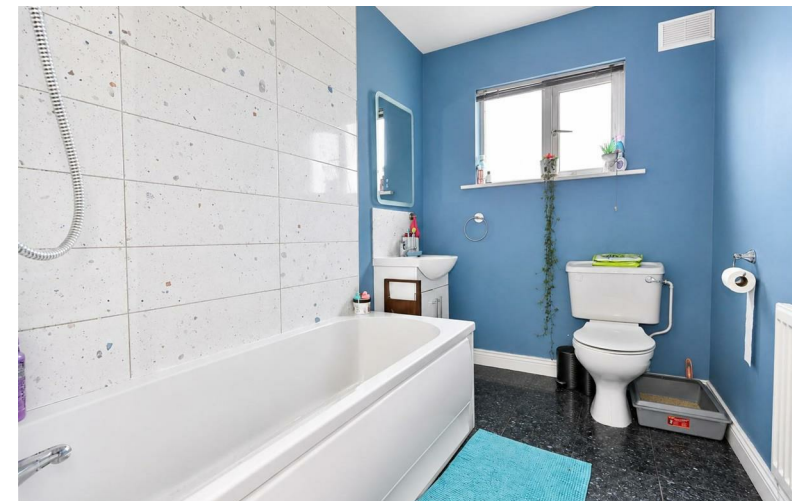
A fully landscaped rear garden, bright and spacious accommodation throughout, and the added benefit of an electric vehicle charging point located adjacent to the property, installed at a cost of approximately €5,000.

Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb home.

Located within walking distance of Johnstown Village, the Bailis Shopping Centre and a host of local amenities.

No. 2 Spire View Walk enjoys a highly convenient setting. Navan Town Centre is just a short drive away, while the nearby M3 motorway provides excellent access to Dublin City and the M50, which can be reached in approximately 25 minutes.

This exceptional property offers the perfect opportunity for first-time buyers, downsizers and investors alike seeking a stylish, ready-to-occupy home in one of Navan's most sought-after residential locations.





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

4'6" x 4'3"

Feature composite front door with decorative glass insert, wood flooring, coving,

Lounge

15'7" x 14'6"

Wood flooring, Feature fireplace with electric insert, coving, centre piece, T.V. point, and double doors to kitchen.

Kitchen/ Dining Area

14'6" x 11'8"

Fully fitted kitchen with tiled flooring, tiled splashback, appliances, door to rear.

Landing

8'11" x 5'8"

Carpet to foot, hot-press

Bedroom 1

14'6" x 10'7"

Carpet to foot, built in wardrobes.

Bedroom 2

11'8" x 10'7"

Carpet to foot, built in wardrobes

Bathroom

8'4" x 5'8"

With fully tiled flooring & partial tiled walls, w.c., w.h.b and bath with shower.

FEATURES

- Bright & spacious living accommodation
- New composite Front Door
- Gas fired central heating
- PVC double glazed windows throughout
- Fully landscaped garden with garden shed
- West facing rear garden
- Car charger installed recently for €5000
- House is in immaculate condition
- Easy access to Dublin
- 24 hr Bus stop at entrance to estate

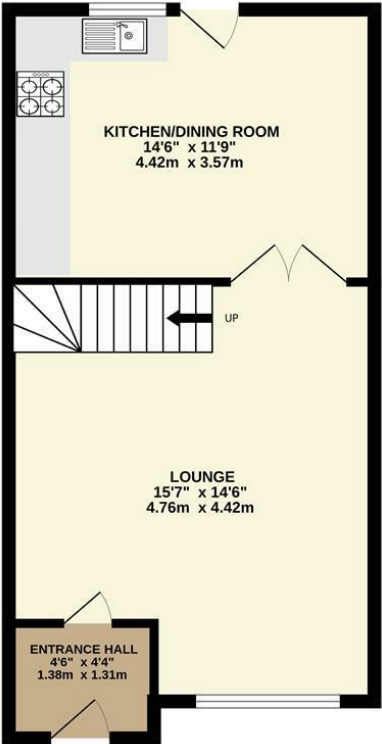
DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 8. At the roundabout take the 2nd exit toward Dublin. At the traffic lights turn left. Take the third right opposite the IDA Industrial Park. Continue straight past Boyne View into Spire View.

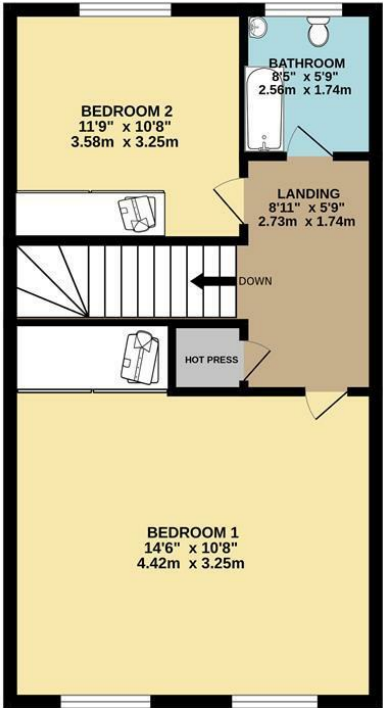


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 915sq.ft. (85.0 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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