




Raymond
Potterton

22 Cois Glaisin Drive, Johnstown, Navan, Co. Meath, C15 C9CH

€440,000


BER A3





A large three bedroom semi detached house extending to 115 sq.m. in the highly sought-after development of Cois Glaisin, Johnstown, Navan, within walking distance of all amenities.



22 Cois Glaisin Drive, Johnstown, Navan, Co. Meath, C15 C9CH

 1237.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Situated overlooking a large green area, this attractive family home has excellent curb appeal.

The property features a cream-rendered exterior with a red brick façade, cream double-glazed PVC windows and a composite front door.

A cobblelock driveway to the front provides parking for two cars.

Inside, the property is presented in excellent condition and has been very well maintained.

The accommodation is bright, spacious and well laid out, with high-quality flooring throughout.

The bedrooms are all generously sized and each benefit from built-in wardrobes, offering excellent storage.

To the rear, there is a large walled garden with a high degree of privacy, providing an ideal space for entertaining.

Located in the sought after area of Johnstown, Navan, the property is within walking distance of the Bailis Shopping Centre, primary and secondary schools, and bus routes to Dublin City Centre.

Navan Town Centre is approximately 3 kilometres away, while Junction 8 of the M3 motorway is just minutes away.

Dublin City Centre is approximately 45 minutes away, Blanchardstown Shopping Centre approximately 25 minutes away, and Dublin Airport approximately 35 minutes away.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining, Utility, Guest W.C, 3 Bedrooms (Main Ensuite) and Bathroom.





FIXTURES & FEATURES

All flooring, carpets, blinds, curtains, oven/hob, extractor fan, integrated fridge/freezer, integrated dishwasher and furniture are included in the sale.



ACCOMMODATION

Entrance Hall

23'7" x 4'11"

With tiled flooring, feature wall panelling, composite door with glass inserts.

Lounge

16'0" x 11'9"

With wooden flooring.

Kitchen / Dining

16'0" x 15'1"

With tiled flooring, built in wall and floor units, oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher and patio doors.

Utility Room

5'6" x 4'7"

With tiled flooring and built-in storage.

Guest w.c.

5'10" x 4'11"

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

Landing

12'5" x 5'2"

With carpet.

Bedroom 1

11'5" x 10'2"

With carpet and built-in wardrobes.

Ensuite

9'6" x 5'6"

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

Bedroom 2

11'1" x 8'6"

With carpet and built-in wardrobes.

Bedroom 3

12'9" x 7'2"

With carpet and built-in wardrobes.

Bathroom

7'6" x 5'10"

With tiled flooring, partially tiled walls, w.c., w.h.b., bath and shower.

FEATURES

- Extremely good condition throughout
- Double glaze PVC windows
- PVC fascia & soffit
- Phone watch alarm
- Built-in storage in all bedrooms
- Cobblelock driveway with two parking spaces
- Large rear garden with high degree of privacy.
- Solar panels
- Gas fired central heating
- Walking distance to all local amenities
- 1km from the M3 Motorway Junction 8

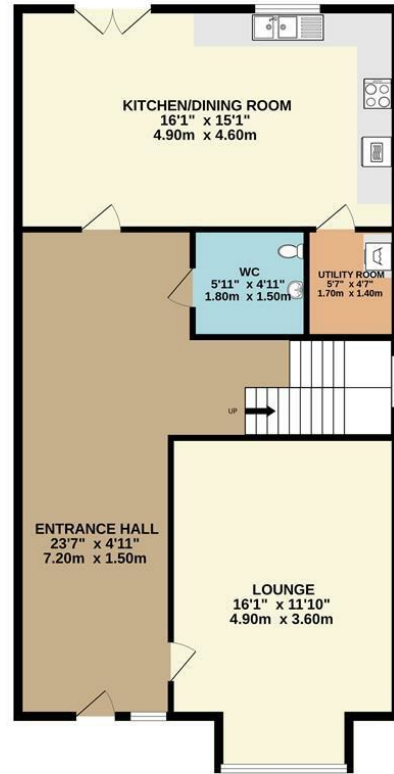
DIRECTIONS

EIRCODE: C15 C9CH

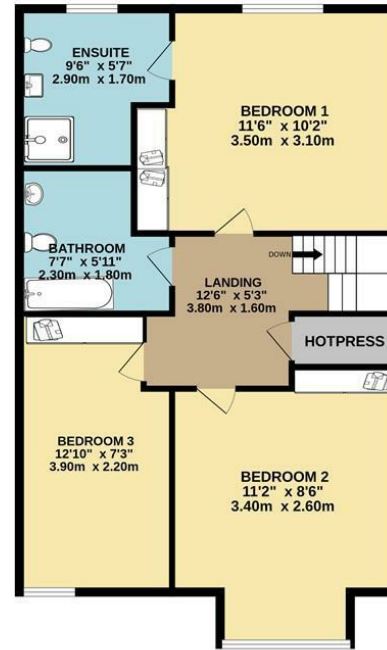


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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