



121 Boyne View, Johnstown, Navan, Co. Meath C15 AC1H

€425,000





Raymond
Potterton





121 Boyne View is a spacious 4-bedroom semi-detached home presented in excellent condition throughout and offers bright, well-proportioned accommodation, making it an ideal choice for first-time buyers, growing families, and those seeking a comfortable home in a highly convenient residential location on the Dublin side of Navan Town.



121 Boyne View, Johnstown, Navan, Co. Meath

 1323.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

To the front, the property benefits from a large driveway providing ample off-street parking. The rear garden offers a maintenance-free outdoor space that is not overlooked.

Internally, the property is presented in excellent condition throughout and offers bright, spacious accommodation designed to meet the needs of modern family living. The well-balanced layout provides generous reception and bedroom accommodation, complemented by practical features including a utility room, guest W.C., ensuite bathroom, and family bathroom.

Situated within this ever-popular development, the property enjoys an excellent location within walking distance of Johnstown Shopping Centre, primary and secondary schools, and a host of local amenities. The area benefits from excellent transport links, with convenient access to Exit 8 of the M3 Motorway and the M50 reachable within approximately 25 minutes, making it an ideal choice for commuters.

Accommodation comprises of Entrance Hall, Lounge, Kitchen, Dining Room, Utility Room, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite), and Family Bathroom.

FEATURES

- Spacious 4-bedroom home
- Large front driveway with ample off-street parking
- Private, maintenance-free rear garden
- Bright and spacious accommodation
- Composite front door
- Gas fired central heating
- Walking distance to Johnstown Shopping Centre
- Easy access to M3 Motorway (Exit 8)
- Approx. 25 minutes' drive to the M50





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

With wooden flooring, composite front door with glass side panels, coving and centrepiece.

Lounge

19'8" x 13'3"

With carpet, feature wooden fireplace with gas fire and tiled hearth and bay window.

Kitchen

15'10" x 9'3"

With tiled flooring, wooden built in wall to floor units, laminate worktop, tiled splashback, oven, hob, extractor fan, dishwasher and fridge freezer.

Utility Room

5'2" x 5'0"

With tiled flooring, built in laminate worktop, washing machine, dryer and door to side access.

Dining Room

14'4" x 10'9"

With wooden flooring and french doors to rear garden.

Guest W.C.

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

Landing

With carpet and hotpress.

Bedroom 1

12'10" x 10'4"

With wooden flooring and built in wardrobes.

Ensuite

5'5" x 5'0"

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

Bedroom 2

12'2" x 10'4"

With wooden flooring and built in wardrobe.

Bedroom 3

9'8" x 8'5"

With wooden flooring and built in wardrobe.

Bedroom 4

8'9" x 8'8"

With wooden flooring.

Bathroom

6'3" x 5'6"

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

DIRECTIONS

EIRCODE: C15 AC1H

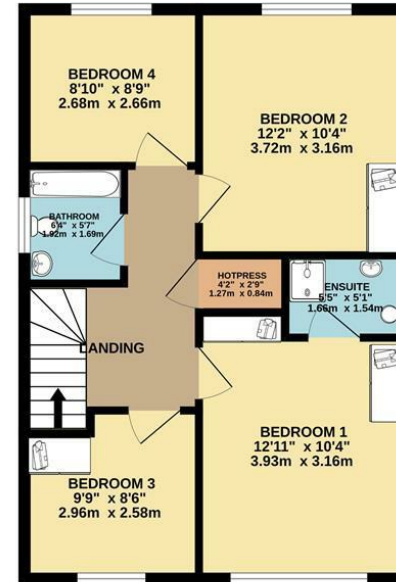


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1324sq.ft. (123.0 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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