



  
Raymond  
Potterton

23 Cluain na Boinne, Navan, Co. Meath C15 RX4C

€320,000

BER C2







No. 23 is a superb 3 bedroom semi-detached residence located in the ever popular Johnstown area of the bustling town of Navan.






# 23 Cluain na Boinne, Navan, Co. Meath C15 RX4C

 1130.21 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

An excellent 3 bedroom semi-detached house extending to c. 105 sq.m. The property is located on the front row of the development overlooking a lovely green area.

The property is finished with a full red brick façade and has a large driveway with electric car charging facilities. The rear garden has a south aspect.

Internally this property boasts spacious living accommodation with a large entrance hall, lounge with a bay window to the front and double doors into the open plan kitchen and dining area. The property also has three spacious bedrooms

The property is excellently located in the mature estate of Cluain Na Boinne which is 2km from Navan town, minute's drive from the M3 motorway and 30 minutes from Dublin airport. It is within walking distance of Bailis Village Shopping Centre, St Stephens National School and Colaiste na Mi Secondary School.

Accommodation includes Entrance Hall, Guest w.c., Lounge, Kitchen, Dining area, 3 Large Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Excellent location Dublin side of Navan Town
- Well presented throughout
- Quiet cul de sac location
- Large walled in driveway
- Electric car charger to the front
- Gated side entrance
- South facing back garden
- Maintenance free exterior
- PVC Double glazed windows
- Garden shed
- Gas fired central heating







### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, dishwasher, electric car charger and garden shed are included in the sale.





## ACCOMODATION

### Entrance Hall

17'10" x 6'0"

With wooden flooring and hardwood door with glass inserts.

### Lounge

15'9" x 11'1"

With wooden flooring, large bay window, coving, wood burning stove and granite hearth.

### Kitchen

16'2" x 8'8"

Kitchen; With tiled flooring, wall to floor units, splashback tiling, stainless steel sink unit, oven, hob, extractor fan, dishwasher and open plan to dining.

### Dining

13'10" x 12'9"

With wooden flooring and sliding patio door to rear.

### W.C

4'6" x 4'5"

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

### Landing

With carpet and hot press.

### Bedroom 1

12'8" x 10'11"

With carpet and built in wardrobes.

### Ensuite

6'9" x 5'2"

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

### Bedroom 2

10'10" x 9'4"

With carpet and built in wardrobes.

### Bedroom 3

10'9" x 7'6"

With carpet and built in wardrobes.

### Bathroom

7'8" x 5'9"

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

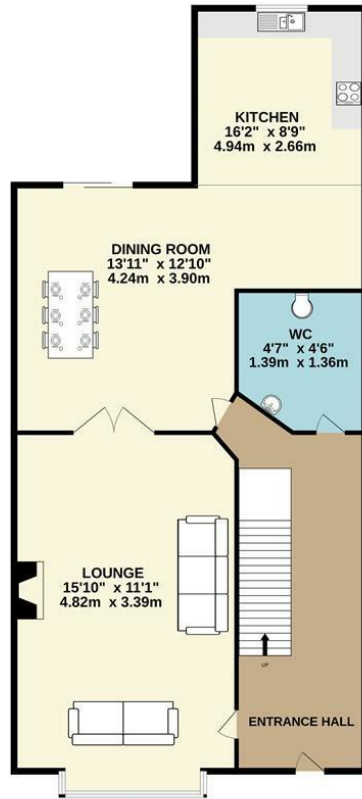
## DIRECTIONS

Eircode: C15 RX4C

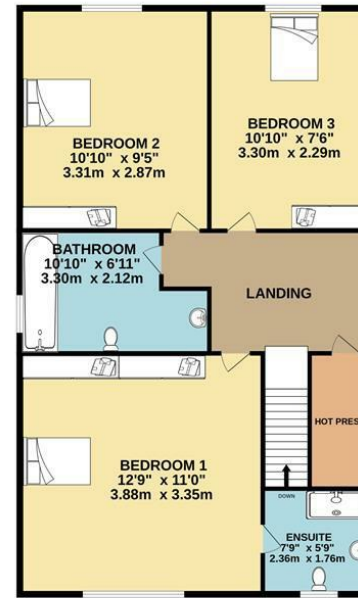


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA - 1130sq.ft. (105.0 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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