



  
Raymond  
Potterton

10 Priory Road, Johnstown, Navan C15 XCF4

€350,000


BER C1





No. 10 is a spacious 4 bedroom semi detached house extending to c.125 sq.m, located in the much sought after development of Priory in Johnstown.



# 10 Priory Road, Johnstown, Navan C15 XCF4

 1345.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

No 10 is presented in excellent condition, the house has been recently painted throughout, the bathroom and ensuite is upgraded to a modern standard, newly fitted front door and there is a new gas boiler installed.

The front driveway is spacious and the back garden offers lots of potential and has a westerly aspect.

This property is located in the popular residential area of Priory walking distance to the Bailis Shopping Centre, St Stephen's National School and Colaiste na Mi secondary school and all local amenities in Navan Town. Excellently located with close access to the N3 and Junction 8 M3 motorway.

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

## FEATURES

- Popular residential area
- Very well presented throughout
- Spacious driveway
- Landscaped rear garden
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating (New boiler)





### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, dishwasher and American Fridge are included in the sale.



## ACCOMMODATION

### Entrance Hall

20'7" x 5'10"

With upgraded composite front door, tiled flooring and coving.

### Lounge

17'5" x 13'4"

With double doors from hall, wooden flooring, wooden fireplace with open fire, bay window, T.V. point and open plan to dining room.

### Kitchen

19'9" x 8'6"

With tiled floors, partly tiled walls, built in wall and floor units, stainless steel sink unit, built in larder storage, oven hob, extractor fan, American fridge freezer and tongue and groove vaulted ceiling.

### Dining Room

13'3" x 10'2"

With wooden flooring, coving, centrepiece and sliding doors to the rear.

### Utility Room

5'11" x 3'9"

With tiled flooring, plumbed for washing machine and tumble dryer.

### W.C

With tiled floor, tiled walls, w.c. and w.h.b.

### Landing

With wooden flooring and hotpress.

### Bedroom 1

13'10" x 12'9"

With wooden flooring, built in wardrobes and dressing table.

### Ensuite

6'10" x 4'5"

Newly upgraded with tiled flooring, tiled walls, shower, w.c. and w.h.b.

### Bedroom 2

12'3" x 10'7"

With wooden flooring and built in wardrobes.

### Bedroom 3

8'8" x 8'1"

With wooden flooring.

### Bedroom 4

10'0" x 6'9"

With built in wardrobes.

### Bathroom

6'2" x 5'6"

With tiled flooring, tiled walls, w.c., w.h.b. with vanity unit and double shower.

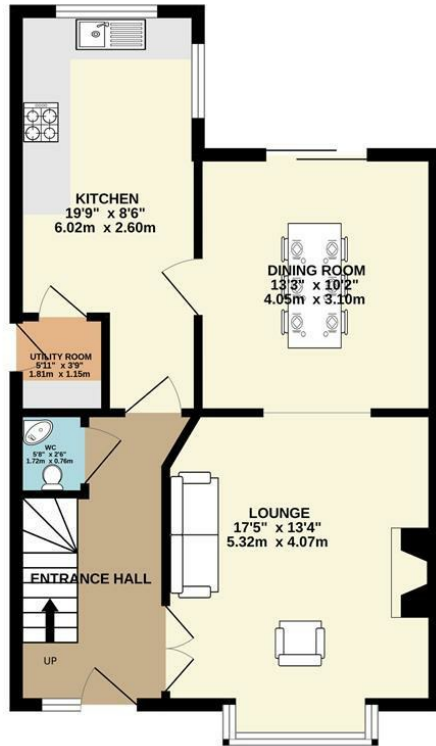
## DIRECTIONS

C15 XCF4

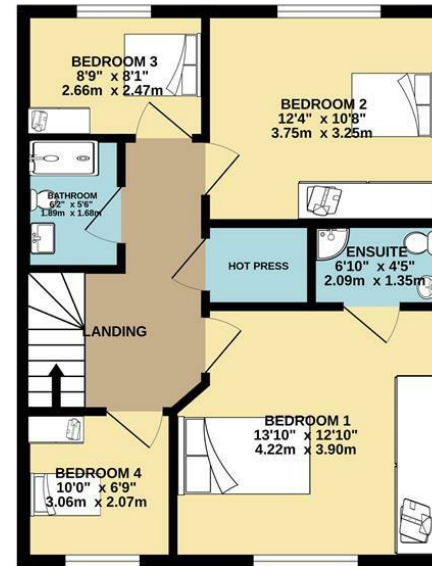


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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