




Raymond
Potterton

111 Boyne View, Johnstown, Navan, Co. Meath, C15 VAA7


€365,000

BER B3




This is an extremely spacious 4-bedroom semi-detached family home on a large corner site. The property is excellent throughout and has been fully upgraded in recent years. No. 111 also benefits from a B3 BER rating which can qualify for a green rate mortgage.

111 Boyne View, Johnstown, Navan, Co. Meath,

 1324.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

The property is owner occupied and in turn key condition, making it an ideal home for first time buyers and investors alike.

This ever-popular development is excellently located in a great residential area within walking distance to Johnstown Shopping Centre and Primary & Secondary Schools. There are excellent road networks nearby. Boyne View is located within close proximity to exit 8 of the M3 Motorway and is within 25 minutes' drive of the M50.

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

FEATURES

- Excellent B3 BER rating
- Gas fired central heating
- Private extra large rear garden
- Cobble lock driveway
- Side entrance
- PVC triple glazed windows
- Water softener
- Upgraded front door
- Quality décor throughout
- 25 Minutes to M50





FIXTURES & FITTINGS

All flooring, curtain poles, light fittings, oven, hob, extractor fan, dishwasher, microwave and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

15'1" x 6'1"

With wooden flooring, hardwood composite front door and coving.

Lounge

20'3" x 13'6"

With wooden flooring, coving, open fire with feature fireplace and tiled hearth and bay window to the front.

Kitchen/Dining Room

39'0" x 12'9"

Kitchen: With tiled flooring, built in wall to floor units, oven, hob, extractor fan, integrated dishwasher, integrated microwave and stainless steel sink.

Dining Room: With wooden flooring, coving and double doors to rear.

W.C

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

Utility Room

With tiled flooring and built in counter units.

Landing

With carpet and hotpress.

Bedroom 1

13'4" x 10'4"

With wooden flooring and built in wardrobes.

Ensuite

5'10" x 5'10"

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

Bedroom 2

13'9" x 10'5"

With wooden flooring.

Bedroom 3

8'10" x 8'10"

With wooden flooring.

Bedroom 4

9'5" x 7'10"

With wooden flooring.

Bathroom

8'2" x 7'2"

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

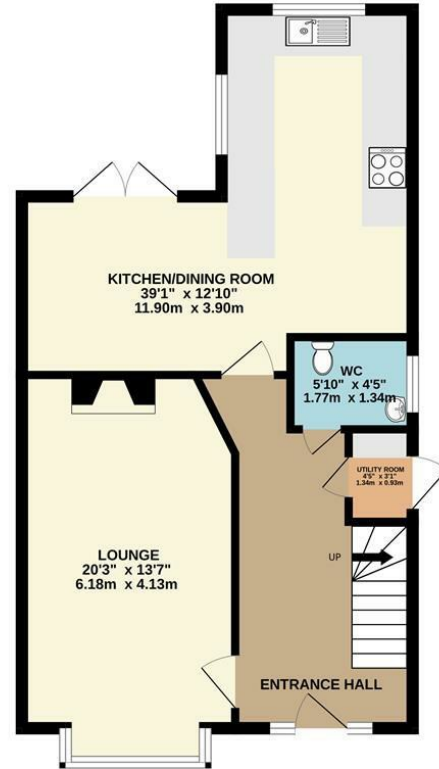
DIRECTIONS

EIRCODE: C15 VAA7

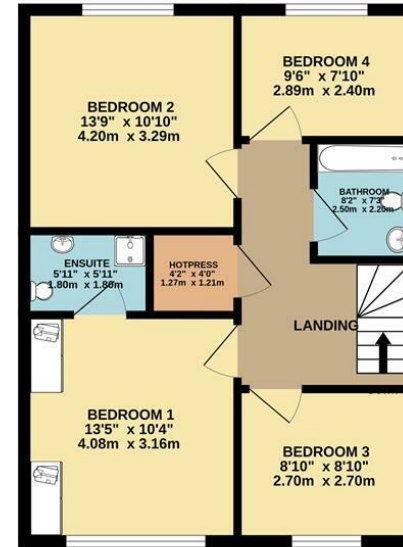


FLOOR PLAN

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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