

For Sale by Private Treaty
Gross Internal Area: c.128m²
BER Rating: C2 (number: 107550618)



20 Boyne View, Johnstown, Navan, Co. Meath



Paul Tobin Estates present to the market this freshly decorated four bedroom semi detached family home which is presented in great condition throughout. The property is located in the mature and popular estate of Boyne View only a short walk to the amenities of Johnstown Shopping Centre, which include Supervalu, a pharmacy and a Pub / Restaurant, as well as the old Johnstown Village. The IDA Business Park is also only a stones throw away. Navan Town itself is only a short distance with its fantastic array of shopping facilities, primary & secondary schools and sports / leisure facilities. Navan is only c. 45km from Dublin City Centre and boasts a regular bus service to the Capital as well as the new M3 motorway, which has greatly reduced commuting times to Dublin and the surrounding areas.

The property itself comprises of entrance hallway with wooden flooring and chandelier style light fittings; guest WC; sitting room with carpet, feature light fitting and fireplace; kitchen with fitted shaker style units, integrated appliances, tiled floor and space for dining area; utility room; a bright formal dining room / 2nd reception / playroom with wooden flooring, feature light fitting and double patio doors leading to the garden.

Upstairs there is a bright landing area with window; both the stairway and landing benefit from new carpet; master bedroom with ensuite shower room, wooden flooring and fitted wardrobes; two further double bedrooms with fitted wardrobes and wooden flooring; single bedroom with wooden flooring; main bathroom.

To the front of the property there is a well presented garden with lawn and cobblelock driveway and to the rear is a spacious East facing garden with lawn, patio area and garden shed.





Accommodation: -

Entrance Hall – 5.59 x 1.80 – Hardwood front door with feature patterned glass panels to either side, wooden flooring, coving, skirting, 2 x ceiling roses with chandelier style fittings.

Guest WC – WC, wash hand basin.

Sitting room – 8.33 x 4.09 – Carpet, ceiling rose & feature light fitting, feature wooden fireplace with cast iron inset, bay window, skirting, coving.

Kitchen / Dining room – 5.94 x 2.54 – Fitted shaker style units, stainless steel sink & drainer, tiled floor, tiled splashback, integrated oven & hob, dishwasher, integrated fridge / freezer, space for dining area.

Utility room – Tiled floor, washing machine.

Separate Dining room – 4.19 x 3.33 – A bright sunny room with wooden flooring, skirting, coving, ceiling rose & feature light fitting, double doors leading to the rear garden.

Stairway – With new carpet.

Landing area – A bright landing area with window, new carpet, skirting, feature light fitting and hotpress.

Master bedroom – 4.19 x 3.28 – Wood laminate flooring, large window, fitted wardrobes, skirting, centre lighting.

Ensuite – With tiled floor, tiled shower unit, WC and wash hand basin with tiled splashback.

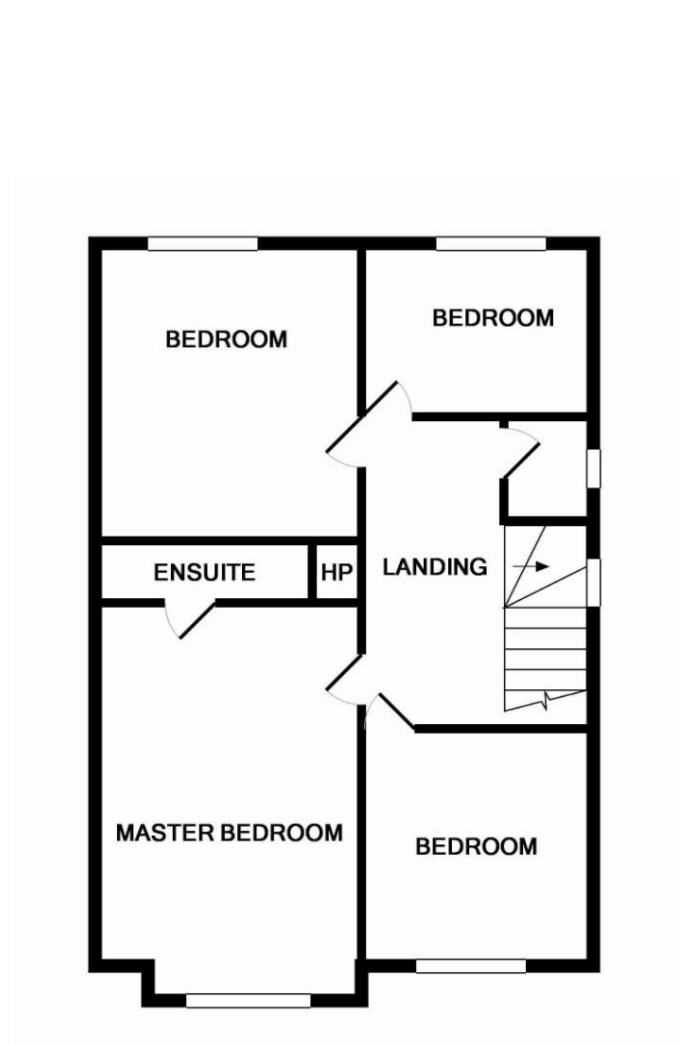
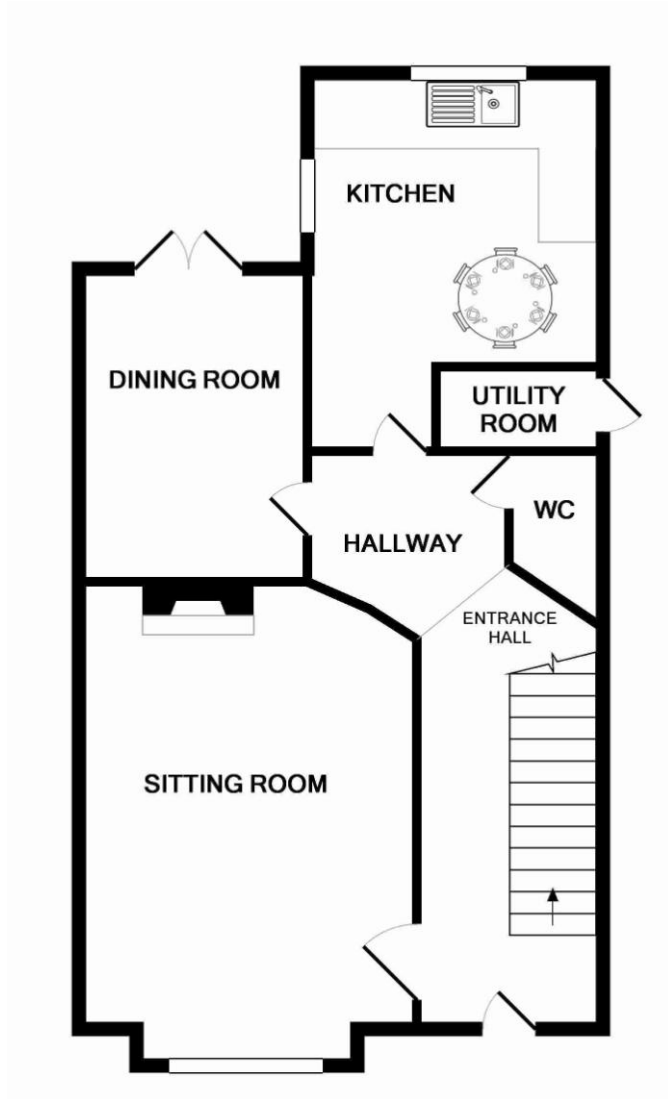
Bedroom 2 - 3.76 x 3.18 – Wood laminate flooring, fitted wardrobe, skirting and centre lighting.

Bedroom 3 - 2.72 x 2.64 - Wood laminate flooring, fitted wardrobe, skirting and centre lighting.

Bedroom 4 - 3.05 x 2.62 - Wood laminate flooring, fitted wardrobe, skirting and centre lighting.

Bathroom – Main bathroom with bath, overhead shower, WC, wash hand basin, tiled floor, partly tiled walls.

To arrange a viewing contact the Sole Selling Agent directly; Paul Tobin 086 827 1556 or email paul@paultobin.ie



"Selling your property
is all about generating
anticipation, excitement
and **interest**."

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