

# REA

# T&J Gavigan

PRSA No. 00 - 1249



## *4 BEDROOM DETACHED FAMILY HOME*

**FOR SALE BY PRIVATE TREATY**

**6A Beechlawn  
Johnstown Wood  
Navan  
Co. Meath  
C15 E5DC**

**ASKING PRICE: €270,000**



the mark of  
property  
professionalism  
worldwide



[navan@reatigavigan.ie](mailto:navan@reatigavigan.ie)

**CALL NOW ON 046 – 902 32 32**



## **DESCRIPTION**

REA T & J Gavigan are happy to bring this 4 bedroom detached family home to the open market. The property is located at the end of a small cul de sac and boasts spacious accommodation throughout. As the property has been maintained in good condition, it is a great opportunity to acquire a property perfect for every family member. Viewing highly recommended with REA T&J Gavigan.

## **LOCATION**

Beechlawn is located in Johnstown Woods in Navan. The location is ideal for those looking for easy access to Dublin City and Airport. Navan town centre is also only c. 10 minute drive from the property. Johnstown Shopping Centre is just few minutes' walk from the property together with Colaiste na Mi Primary & Secondary School and the IDA Business Park.

## **FEATURES**

- The M3 motorway linking Navan to Dublin City & Airport is near by
- Colasite na Mi Primary & Secondary School located on its doorstep
- Detached property
- Plenty of parking space to the front
- Private garden with shed.

## **SERVICES**

**Water:** Mains

**Sewage:** Mains

**Heating:** Natural Gas

## **OUTSIDE**

Cobble lock drive to the front of the property with ample car parking space. Rear garden mainly laid to lawn with shed.



## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hallway**

Wooden flooring. Alarm pad. Understairs storage.

#### **Living Room: 5.55 m x 3.86m**

Window to front. Wooden flooring. Open fire with black insert & hearth, t.v point. Double doors to Kitchen/Diningroom.

#### **Guest wc: 1.73m x 1.37m**

Tiled floor & back splash. Whb, wc. Window to side.

#### **Kitchen Area: 5.34m x 3.05m**

Tiled flooring. Light oak fitted kitchen with oven, hob, fridge freezer and dishwasher.

#### **Diningroom Area: 3.39m x 3.82m**

Wooden flooring. Patio doors leading to rear garden.

### **FIRST FLOOR**

#### **Landing**

Hotpress. Attic Access.

#### **Master Bedroom: 3.65m x 3.51m**

Carpet flooring. Built in wardrobes. Window to front of property.

#### **En-Suite: 2.30m x 1.24m**

Tiled flooring & back splash. Whb, wc, bath with shower attached.

#### **Bedroom 2: 3.52m x 3.20m**

Built in wardrobe. Overlooking rear.

#### **Bedroom 3: 2.86m x 2.54m**

Built in wardrobe. Overlooking rear.

#### **Bedroom 4: 3.51m x 2.41m**

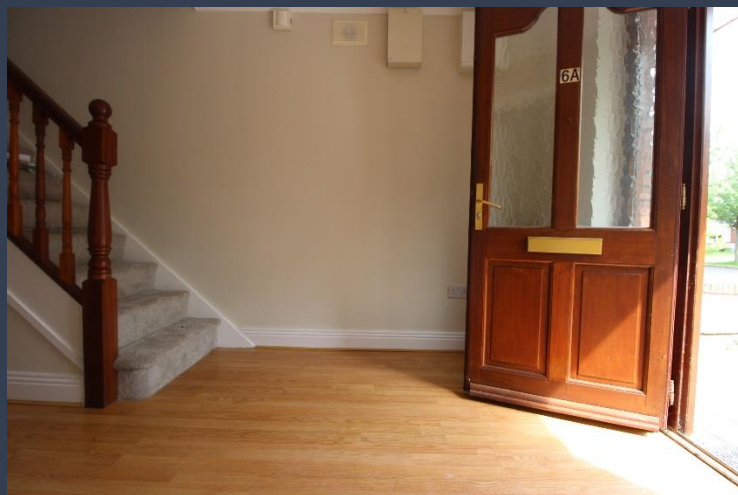
Carpet flooring. Built in wardrobe.

#### **Main Bathroom**

Tiled flooring and back splash, Tiled over bath to ceiling. White wc. whb and bath







### VIEWING

*Please contact us to arrange an appointment.  
046-9023232 or email [navan@reatjgavigan.ie](mailto:navan@reatjgavigan.ie)*

### PRICE

**€270,000**

### CONTACT NEGOTIATOR

**REA T&J Gavigan**  
**35 Railway Street, Navan**

**T: 046 – 902 32 32**  
**E: [navan@reatjgavigan.ie](mailto:navan@reatjgavigan.ie)**  
**W: [www.reatjgavigan.ie](http://www.reatjgavigan.ie)**

### BER INFORMATION

**BER: C2**  
**BER No.: 111937587**  
**Energy Performance Indicator: 211.22kWh/m<sup>2</sup>/yr**

### DIRECTIONS

From Dublin, travel the M3 motorway exiting at junction 8 (Navan South). At the roundabout take the last exit and turn left at the traffic lights. At the roundabout take the last exit and take a second turn right. Take the first left onto Beechlawn and then turn right. No. 6A is the last house on your right hand side. See REA T & J Gavigan sign.



the mark of  
property  
professionalism  
worldwide



[navan@reatjgavigan.ie](mailto:navan@reatjgavigan.ie)

**CALL NOW ON 046 – 902 32 32**

#### **Conditions to be noted:**

The above particulars are issued on the understanding that all negotiations concerning the property are conducted through REA T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information purposes only and do not form part of any contract.