



# 15 Elm Park, Johnstown Wood, Navan, Co. Meath

Asking Price: €275,000



**BER D1**

DOMINICK & NEWMAN COMM  
**DNG**  
**O'DWYER**

## DESCRIPTION

DNG O'Dwyer are pleased to bring to market this excellent 3 Bedroom semi detached property situated in prime location in Johnstown Village & just off the main Navan / Dublin Road.

## ACCOMMODATION

**Entrance Hall** 4.9m x 1.7 (16'1" x 1.7). Laminate Wooden Flooring, Carpeted Staircase, Coving

**Sitting Room** 3.4m x 4.7m (11'2" x 15'5"). Laminate Wooden Flooring, Wood Surround Fireplace, Coving, Bay Window

**Kitchen Dining Room** 3.7m x 5.4m (12'2" x 17'9"). Built in kitchen units, Tiled Floor & Splash back to kitchen, Laminate wooden Flooring to dining area, Hob / oven

**Utility Room** 0.8m x 0.8m (2'7" x 2'7").

**Toilet** 1.5m x 0.7m (4'11" x 2'4"). Lino

**Landing** 1.9m x 1.9m (6'3" x 6'3"). Carpet

**Bedroom 1** 3.9m x 3.5m (12'10" x 11'6"). Carpet, Built in wardrobes

**En Suite** 1.8m x 1.6m (5'11" x 5'3"). Tiled Floor & Shower area

**Bedroom 2** 2.9m x 3.6m (9'6" x 11'10"). Wooden Flooring

**Bedroom 3** 2.7m x 2.4m (8'10" x 7'10"). Wooden Flooring, Built in wardrobe

**Bathroom** 1.9m x 1.8m (6'3" x 5'11"). Tiled Floor & Shower area





### KEY FEATURES

- This is an excellent 3 Bedroom semi detached property located in the ever popular Johnstown Wood development close to the bustling town of Navan, Johnstown Shopping Centre & various other amenities.
- Situated in a quiet cul de sac, the property extends to 1,001 sq ft (93 sq mts) & as well as it's generous living accommodation, the property boasts a spacious rear garden & overlooks a large green area to the front which enhances the privacy of the property.
- It is located adjacent to the old village of Johnstown and within walking distance to the primary & secondary schools and the M3 motorway interchange & N2 just a short drive away with just a 30 minute commute to Dublin.
- Accommodation includes Entrance Hallway, Sitting Room, Kitchen, Utility Room, 3 x bedrooms, Master En Suite & Family bathroom.
- The front of the property has off street parking with lawn area & the rear garden comprises of a low maintenance lawn with gated side access. It is finished with an attractive maintenance free brick / dash front facade.
- Gas Central Heating.
- Bright, spacious & in good condition throughout.
- Mains Water & Sewerage
- This property would suit a family or investor as rents in the area are strong.
- Viewing comes highly recommended.

### BER DETAILS

BER: D1

BER No: 114849375

Energy Performance Indicator: 226.12 kWh/m<sup>2</sup>/yr

### FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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