



24 Cluain Aoibhinn, Swellan Lower, Cavan

H12T978

Asking Price: €260,000



BER B3

DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED 3 BEDROOM SEMI DETACHED IN A POPULAR DEVELOPMENT IN THE SWELLAN AREA OF CAVAN TOWN

ACCOMMODATION

Entrance Hall 5.3m x 2.1m (17'5" x 6'11").

Sitting Room 5.3m x 3.6m (17'5" x 11'10").

Kitchen/dining room 5.8m x 3.8m (19' x 12'6").

Utility Room 2.1m x 1.8m (6'11" x 5'11").

WC 1.8m x 1.4m (5'11" x 4'7").

Landing 3.3m x 1.9m (10'10" x 6'3").

Bedroom 1 4.4m x 3.2m (14'5" x 10'6").

Ensuite Bathroom 2.6m x 1.1m (8'6" x 3'7").

Bedroom 2 3.7m x 3.5m (12'2" x 11'6").

Bedroom 3 2.3m x 2.8m (7'7" x 9'2").

Bathroom 2.5m x 1.9m (8'2" x 6'3").

KEY FEATURES

- Situated in the picturesque town of Cavan, this modern semi-detached house offers a spacious living environment.
- Spanning 118 square meters, the property boasts three bedrooms, one reception room, and three bathrooms.





- This well-maintained home is perfect for families looking for a comfortable and convenient living space.
- Conveniently located 1.5 km approx. from the heart of Cavan town the property is accessible to all amenities and services by foot, car, or local transport links.
- Overall, an excellent opportunity to acquire a family home in a mature residential area.
- Features of this property include a lovely garden, ideal for outdoor relaxation, and off-street parking for added convenience.
- With easy access to local amenities and transport links, this property offers a blend of accessibility and affordability.
- Mains Water & Sewerage
- Year of Construction : 2005
- Oil Fired Central Heating
- Don't miss the opportunity to make this charming house your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

BER DETAILS

BER: B3

BER No: 106954100

Energy Performance Indicator: 145.19 kWh/m2/yr

FURTHER INFORMATION/VIEWING

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

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