

Cavangarden, Ballyshannon F94 PV29

5 B/r Detached Residence



Very convenient location, situate just 250 metres off the Ballyshannon / Donegal Town N15 Roadway and 4 km north of Ballyshannon; Rossnowlagh Beach is within 5 km.

Constructed in 2002 and extending to 219.39 sq.metres.

Ground Floor. Lounge, Living Room, Kitchen / Dining, Utility, **1 No.** Bedroom & W.C.;

First Floor. **4 No.** Bedrooms (1 en-suite) & Bathroom Detached Garage

BER - B3

Price Guide - € 395,000

Entrance Hallway

3.79 m. x 3.33 m.
stone tiled floor

**Lounge**

4.78 m. x 4.24 m. plus alcove
open fireplace with solid fuel stove; semi-solid timber floor

**Living Room**

4.59 m. x 3.92 m.
semi-solid timber floor; stone fireplace and surround with solid
fuel stove; double doors opening to -



Kitchen / Dining

6.25 m. x 4.53 m.

tiled floor; fitted units with integrated fridge freezer and dishwasher; built-in double oven and gas hob; fitted display cabinet, central island; patio doors to side

**Utility**

2.45 m. x 2.13 m.

fitted units and sink, tiled floor; plumbed for washing machine

Bedroom No. 1

4.21 m. x 3.16 m. carpet

W.C.First Floor.**Landing**

3.68 m. x 3.22 m.

ideal computer area; overlooking front garden

**Bedroom No. 2**

4.81 m. x 3.95 m.

including walk-in wardrobe

Bedroom No. 3

4.22 m. x 3.50 m.

Bedroom No. 4

4.59 m. x 4.31 m.

En-suite

electric shower, toilet and wash basin

Bedroom No. 5

4.59 m. x 3.36 m.

**Bathroom**

2.77 m. x 2.43 m.

corner bath, separate shower, toilet and wash basin; fully tiled

Oil fired central heating

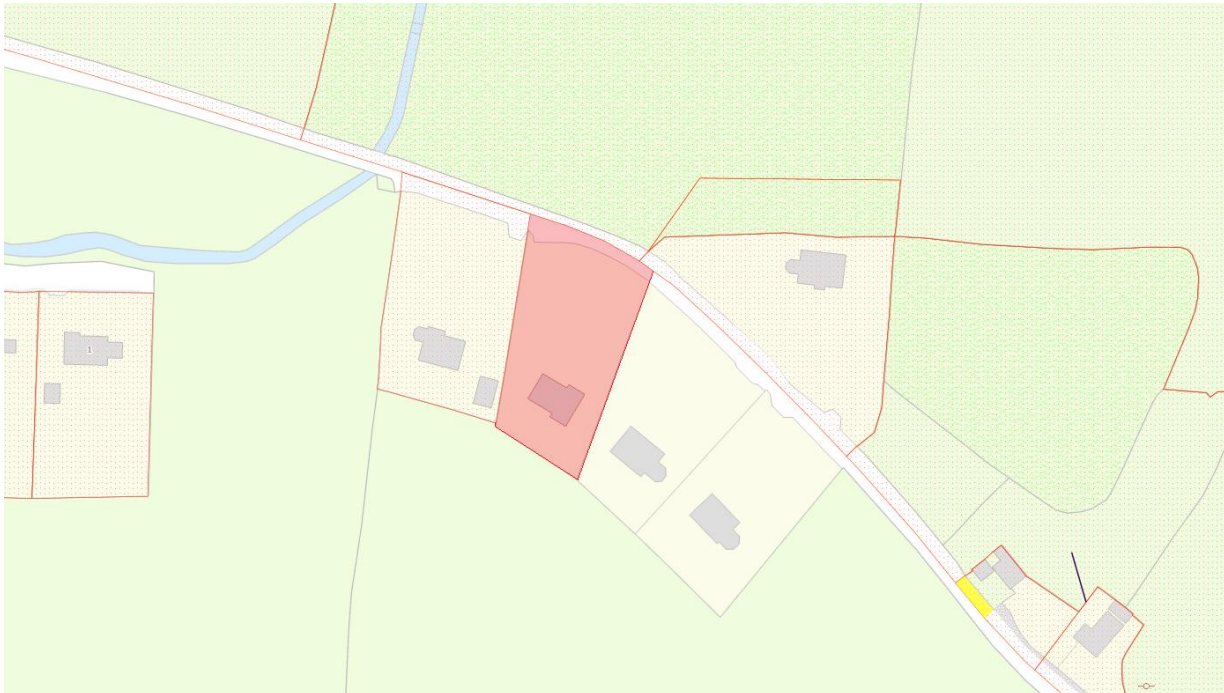
P.V.C. Double Glazed Windows

Detached Garage 6 m. x 4 m.

Large Lawn to front with further garden to rear

Large paved patio area

Site Area - Approx 0.5 acre (0.20 hectares)

BER - B3 Ber No. 102463411



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