

# 37 Fairgreen Park, Mullagh, Co. Cavan

## **A82X7A4**

Asking Price: €225,000











#### **DESCRIPTION**

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS WONDERFUL 3 BEDROM SEMI DETACHED RESIDENCE IN THE HIGHLY POPULAR DEVELOPMENT OF FAIRGREEN PARK

#### **ACCOMMODATION**

**Entrance Hall** 4.4m x 1.8m (14'5" x 5'11").

**Sitting Room** 4.4m x 3.8m (14'5" x 12'6").

**Kitchen** 5.7m x 3.1m (18'8" x 10'2").

**Dining Room** 2.5m x 2.0m (8'2" x 6'7").

**Utility Room** *2.0m x 1.6m (6'7" x 5'3")*.

**Toilet** 2.0m x 1.4m (6'7" x 4'7").

**Landing** 3.0m x 1.8m (9'10" x 5'11").

**Bedroom 1** 4.0m x 3.2m (13'1" x 10'6").

**Ensuite Bathroom** 2.5m x 0.9m (8'2" x 2'11").

**Bedroom 2** 3.1m x 2.4m (10'2" x 7'10").

**Bedroom 3** 3.6m x 2.6m (11'10" x 8'6").

**Bathroom** 2.6m x 1.9m (8'6" x 6'3").

















#### **KEY FEATURES**

- Located in the picturesque village of Mullagh in South Cavan and along the Cavan/Meath border, this charming semi-detached house offers modern living in a convenient location.
- Spread across 107m², this well-maintained property boasts 3 bedrooms, 2 reception rooms, and 3 bathrooms. The property retains an exceptionally spacious garden and off-street parking provide ample outdoor space for relaxation and entertainment with property not being overlooked from the front or the back to add to its privacy.
- The said rear garden has been enclosed with an extensive paved patio area and large garden shed. The large garden area provides rear and side space for future expansion should that be required.
- The interior is tastefully decorated, creating a comfortable and inviting atmosphere for residents.
- With its proximity to local amenities and transport links, this property is ideal for families or professionals looking for a peaceful yet convenient lifestyle.
- Paved Driveway which incorporates 2 car parking spaces, wide enough to enable vehicular access to rear.
- Oil Fired Central Heating
- Year of Construction: 2007
- Mains Water Supply.
- Mains Sewerage.
- Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover all that this property has to offer.

#### **BER DETAILS**

BER: C1

BER No: 108179284

Energy Performance Indicator: 160.41 kWh/m2/yr

### **FURTHER INFORMATION/VIEWING**

By appointment with the sole selling agent DNG. For further information please contact: Damian Keogan, 049 854 7622

dkeogan@dng.ie

DNG O'Dwyer for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Dwyer has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Dwyer accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.

