



**Drumgora, Stradone, Co. Cavan**

**H12Y276**

Asking Price: €420,000



**BER B3**

DOUGLAS NEWMAN GOOD  
**DNG**  
**O'DWYER**



## DESCRIPTION

DNG O'DWYER ARE THRILLED TO BRING TO THE MARKET THIS MAGNIFICENT 4 BEDROOM TWO STOREY DETACHED RESIDENCE ON 0.77 ACRES. LOCATED IN A STUNNING SETTING JUST OFF THE CAVAN/DUBLIN ROAD.

## ACCOMMODATION

**Entrance Hall** 4.6m x 2.7m (15'1" x 8'10").

**Sitting Room** 4.8m x 4.2m (15'9" x 13'9").

**Living Room** 4.4m x 3.9m (14'5" x 12'10").

**Kitchen/dining room** 6.6m x 3.6m (21'8" x 11'10").

**Utility Room** 3.6m x 3.8m (11'10" x 12'6").

**WC** 2.6m x 1.3m (8'6" x 4'3").

**Sunroom** 4.8m x 4.7m (15'9" x 15'5").

**Landing** 5.4m x 3.8m (17'9" x 12'6").

**Bedroom 1** 4.2m x 3.8m (13'9" x 12'6").

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

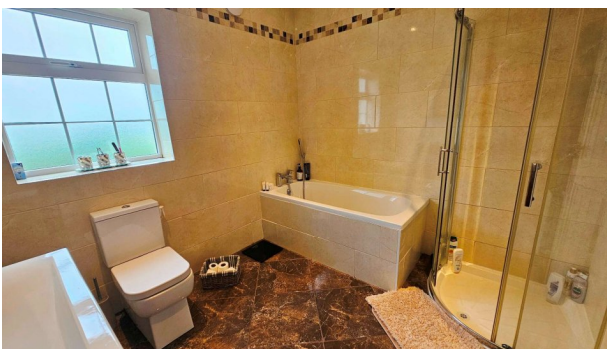
**Bedroom 2** 3.8m x 3.7m (12'6" x 12'2").

**Bedroom 3** 4.2m x 3.8m (13'9" x 12'6").

**Bedroom 4** 3.8m x 2.5m (12'6" x 8'2").

**Bathroom** 2.6m x 2.5m (8'6" x 8'2").





## KEY FEATURES

- Stunning country retreat nestled in the picturesque countryside of Cavan
- This modern detached house offers a luxurious and inviting living space. Boasting a generous 193 sq m of living area, the property features 4 bedrooms, 3 reception rooms, and 3 bathrooms, providing ample space for comfortable living.
- The property is conveniently located midway between Virginia and Cavan town with both towns situated 15.2km and 15.7km respectively away.
- The property is situated in a stunning rural setting with beautiful views from both back and front of surrounding countryside, but only 750m off the Main Cavan/Dublin Road (N3).
- The well-maintained interior is both spacious and stylish, with scenic views of the surrounding landscape adding to the charm of the property.
- On approach to the property you are met with brick entrance piers with automated wrought iron entrance gates that lead to a sweeping tarmac driveway that surround the dwelling and detached garage.
- Outside, a beautifully landscaped garden, off-street parking, and a detached garage that offer convenience and additional space for outdoor activities.
- Situated on a generous plot of 0.77 acres, this rural oasis provides the perfect escape from the hustle and bustle of city life.
- Oil Fired central heating
- Biocycle Sewerage System & Private well water supply
- Year of construction: 2005
- External surveillance camera system installed
- Don't miss this opportunity to own a piece of tranquillity in the heart of the countryside.

## BER DETAILS

BER: B3

BER No: 118771336

Energy Performance Indicator: 134.02 kWh/m2/yr

## FURTHER INFORMATION/VIEWING

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

Damian Keogan

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