



Church Road, Kilnaleck, Cavan

A82A213

Asking Price: €240,000



DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS STUNNING 3 BEDROOM REFURBISHED AND DETACHED DWELLING WITHIN A SHORT WALK TO KILNALECK TOWN CENTRE

ACCOMMODATION

Entrance Porch 2.1m x 1.8m (6'11" x 5'11").

Kitchen/dining room 4.5m x 4.2m (14'9" x 13'9").

Utility Room 1.3m x 2.3m (4'3" x 7'7").

Sitting Room 5.0m x 4.1m (16'5" x 13'5").

Boiler room 2.8m x 1.6m (9'2" x 5'3").

Back Hall 2.0m x 1.7m (6'7" x 5'7").

Bathroom 2.9m x 2.7m (9'6" x 8'10").

Landing 4.8m x 0.8m (15'9" x 2'7").

Bedroom 1 4.2m x 4.0m (13'9" x 13'1").

Bedroom 2 3.2m x 3.1m (10'6" x 10'2").

Bedroom 3 4.2m x 2.2m (13'9" x 7'3").





KEY FEATURES

- Charming original stone built period home in the heart of Cavan town, this second-hand detached house offers an ideal blend of character and modern convenience.
- Boasting a generous 100 square meters of living space, the property comprises three bedrooms, a spacious reception room, and a well-appointed bathroom.
- Outside, the property boasts an exceptional 0.27 acre town site with extensive garden space, perfect for outdoor relaxation and entertaining, awaits, complete with a south-facing aspect for enjoying the sunshine and local stream to rear of garden.
- The property also benefits from off-street parking and useful outbuildings for additional storage.
- With the aforementioned 0.27 acre site the property not only provides ample space to enjoy both indoor and outdoor living, but also the possibility of urban site potential with its extensive road frontage along Church Road.
- Solid Fuel Central Heating
- Mains Water Supply
- Mains Sewerage
- Outbuilding 1 - 5.3m x 4.1m
- Outbuilding 2 - 4.1m x 3.2m
- Don't miss out on the opportunity to own this wonderful property in a sought-after location. Contact us today to arrange a viewing.

BER DETAILS

BER: F

BER No: 106818859

Energy Performance Indicator: 408.49 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