



## Behernagh, Virginia, Cavan

**A82F431**

Asking Price: €450,000



**BER** **B3**

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**

## DESCRIPTION

DNG O'DWYER HAVE THE PLEASURE IN BRINGING TO MARKET THIS EXCEPTIONAL 4 BEDROOM TWO STOREY DETACHED RESIDENCE ON 1.2 ACRES WITH LAKEVIEWS

## ACCOMMODATION

**Entrance Hall** 3.6m x 2.9m (11'10" x 9'6").

**Sitting Room** 5.9m x 4.0m (19'4" x 13'1").

**Dining Room** 4.1m x 3.8m (13'5" x 12'6").

**Living Room** 4.4m x 3.6m (14'5" x 11'10").

**Study** 4.5m x 3.1m (14'9" x 10'2").

**Kitchen** 6.6m x 3.5m (21'8" x 11'6").

**Utility Room** 3.1m x 2.8m (10'2" x 9'2").

**WC** 1.9m x 0.8m (6'3" x 2'7").

**Landing** 4.5m x 3.0m (14'9" x 9'10").

**Bedroom 1** 4.0m x 4.4m (13'1" x 14'5").

**Ensuite Bathroom** 2.7m x 1.4m (8'10" x 4'7").

**Bedroom 2** 4.3m x 3.6m (14'1" x 11'10").

**Bedroom 3** 4.0m x 2.8m (13'1" x 9'2").

**Bedroom 4** 3.0m x 2.6m (9'10" x 8'6").





**Bathroom** 3.6m x 3.6m (11'10" x 11'10").

### KEY FEATURES

- Impeccably presented and thoughtfully designed, this modern detached house offers a luxurious living experience in a peaceful rural setting.
- Spanning 216 square meters, the property boasts four bedrooms, four reception rooms, and three bathrooms, providing ample space for comfortable family living. Nestled in the picturesque countryside of Munterconnaught in the outskirts of Virginia town and within close proximity to Lough Ramor, this home offers stunning views and a sense of tranquillity that is unmatched.
- The property is located in the parish of Munterconnaught which is situated opposite and along the banks of Lough Ramor with easy access to the Virginia/Oldcastle Rd and the Main Virginia/Dublin Rd which are situated only 3.6km and 4.6km respectively away..
- The property is within a short drive to local shop, pub, church and primary school with larger towns of Oldcastle and Virginia located c.10 minute (9km) drive away.
- The property features a beautifully manicured and mature landscaped south-west facing garden, perfect for enjoying sunny afternoons outdoors, as well as convenient off-street parking for multiple vehicles.
- With a generous plot size of 1.2 acres, there is ample space for outdoor activities and potential for further development.
- The property is accessed via a long driveway which is gated by remote control access that leads to a private and secure elevated site.
- Oil Fired central heating
- Private well water supply
- Biocycle sewerage system
- This secluded and elegant property presents a unique opportunity to embrace a harmonious blend of modern luxury and rural charm.



### BER DETAILS

BER: B3

BER No: 105128094

Energy Performance Indicator: 131.43 kWh/m2/yr

