

Behernagh, Virginia, Cavan A82F431

Asking Price: €450,000





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 5.9*m* x 4.0*m* (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 6.6*m* x 3.5*m* (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").



















PSL No. 1

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 tranguillity 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

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 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. 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 misst 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.

