



## 37 Rampart View, Virginia, Cavan

**A82 X2Y9**

Asking Price: €299,000



**BER** B3

DOMELAS NEWMAN CORP  
**DNG**

**O'DWYER**

## DESCRIPTION

DNG O'Dwyer are thrilled to bring to the market this Spacious Three Storey 4 Bedroom Semi Detached Residence in the Development known as Rampart View close to Virginia town centre

## ACCOMMODATION

**Entrance Hall** 6.0m x 2.0m (19'8" x 6'7").

**Sitting Room** 4.6m x 5.7m (15'1" x 18'8").

**Kitchen/Living/Dining room** 6.8m x 6.7m (22'4" x 22').

**Utility Room** 1.5m x 1.6m (4'11" x 5'3").

**WC** 1.6m x 1.4m (5'3" x 4'7").

**Landing** 3.5m x 6.8m (11'6" x 22'4").

**Bedroom 1** 4.1m x 4.1m (13'5" x 13'5").

**En Suite** 1.6m x 2.0m (5'3" x 6'7").

**Bedroom 2** 3.0m x 4.0m (9'10" x 13'1").

**Bedroom 3** 2.2m x 3.6m (7'3" x 11'10").

**Bathroom** 2.7m x 1.7m (8'10" x 5'7").

**Bedroom 4** 4.0m x 4.7m (13'1" x 15'5").

**En Suite** 1.7m x 2.6m (5'7" x 8'6").

**Walk in Wardrobe** 1.6m x 2.0m (5'3" x 6'7").





### KEY FEATURES

- This is a recently built semi detached that has been decorated and maintained to a high standard throughout.
- The property is uniquely located in an end of row, cul de sac location.
- The property's private location is further enhanced by the rear garden which overlooks adjacent meadows.
- The property comprises of c.1800ft<sup>2</sup> spread over 3 levels with space and light in mind.
- Double Space Brick Paved Driveway.
- Property is conveniently located within a short walk to Virginia town centre, schools etc
- Large landscaped rear garden with large detached wooden shed that is also suitable as external office.
- Maintenance free Brick Facade
- Mains water & sewerage
- Natural Gas Central Heating

### BER DETAILS

BER: B3

BER No: 104670617

Energy Performance Indicator: kWh/m<sup>2</sup>/yr

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### FURTHER INFORMATION/VIEWING

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

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