



70 River Run, Lough Dooley, Belturbet, Cavan

H14EW44

Asking Price: €225,000



BER B3

DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS STUNNING TWO STOREY 2 BEDROOM MID TERRACE IN THE HIGHLY ACLAIMED RIVERSIDE DEVELOPMENT KNOWN AS 'RIVER RUN' ALONG THE SHANNON/ERNE WATERWAY

ACCOMMODATION

Entrance Hall 4.4m x 2.1m (14'5" x 6'11").

Sitting Room 5.4m x 3.7m (17'9" x 12'2").

Kitchen 5.5m x 3.2m (18'1" x 10'6").

WC 2.0m x 1.4m (6'7" x 4'7").

Landing 3.8m x 2.2m (12'6" x 7'3").

Bedroom 1 4.9m x 3.2m (16'1" x 10'6").

Ensuite Bathroom 2.6m x 1.7m (8'6" x 5'7").

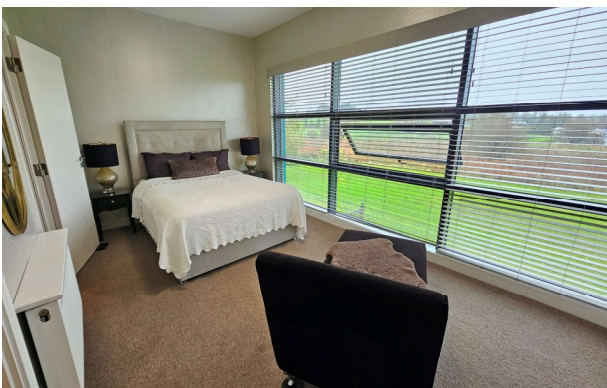
Bedroom 2 3.8m x 3.3m (12'6" x 10'10").

Bathroom 2.7m x 2.5m (8'10" x 8'2").

KEY FEATURES

- Introducing this stunning modern mid-terrace house located in the charming and renowned development known as Riverrun in the outskirts of Belturbet town.
- With its location offering a haven of peace and tranquillity set along the riverbanks of the Shannon Erne Waterway within a private gated development. Surrounded by approx. 70 acres of parklands with access to fishing and boating, the property offers an ideal retreat set against a stunning backdrop.
- This beautiful property boasts 2 bedrooms, 1 reception room, and 3 bathrooms spread across a spacious 101 square meters.





- The house exudes a bright and comfortable atmosphere, with stunning views over the nearby waterway, making it an inviting place to call home.
- Impeccably maintained, this property offers a luxurious living experience with modern amenities throughout.
- Along with its proximity to the River Erne, Riverrun is situated on the outskirts of Belturbet just 15 minutes outside Cavan and 10 minutes from Ballyconnell.
- The development originally designed as a holiday home complex offered a luxurious range of detached villas and terraced homes that has evolved into a mixed use development of holiday homes and full time residents.
- Its close vicinity to the N3 primary route means Dublin is only a 90 minute drive away. Castle Saunderson and the Slieve Russel have lovely walks and an 18 hole Golf Course which is very close by. While Cuilcagh Boardwalk which is nicknamed the Stairway to Heaven is approximately 30 minutes away.
- With its setting beside the jetty, it is impossible not to want to explore the Shannon Erne waterway by boat. But there are also lovely marked walkways and cycle paths along the water's edge, making these homes perfect for a holiday on land or water.
- Enjoy the scenic views from the patio, perfect for relaxing or entertaining guests.
- Resident parking is available for convenience.
- Gas Central Heating
- On Site water and sewerage facility.
- Contact us today to arrange a viewing and experience the charm of this delightful property firsthand.

BER DETAILS

BER: B3

BER No: 118905553

Energy Performance Indicator: 132.41 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