



**Coragh, Ballyjamesduff, Co. Cavan**

**A82F8D6**

Asking Price: €195,000





## DESCRIPTION

DNG O'DWYER ARE PLEASED TO BRING TO THE MARKET THIS IMMENSE 4 BEDROOM TWO STOREY DETACHED ON 1.1 ACRES IN NEED OF COMPLETION OF WORKS.

## ACCOMMODATION

**Entrance Hall** 5.5m x 1.7m (18'1" x 5'7").

**Living Room** 5.4m x 4.5m (17'9" x 14'9").

**Sitting Room** 5.5m x 5.1m (18'1" x 16'9").

**Kitchen** 6.3m x 4.1m (20'8" x 13'5").

**Dining Room** 4.0m x 4.1m (13'1" x 13'5").

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

**WC** 3.8m x 1.8m (12'6" x 5'11").

**Landing** 2.9m x 7.4m (9'6" x 24'3").

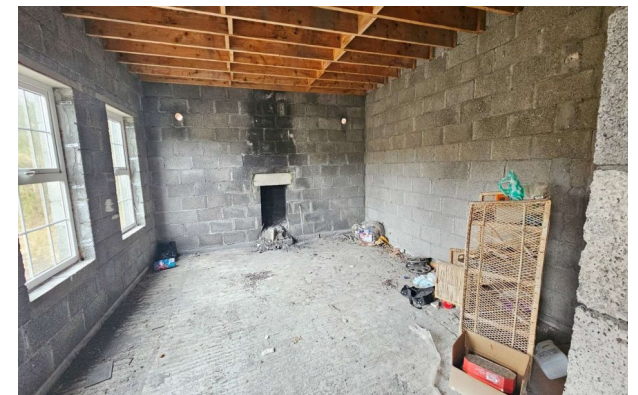
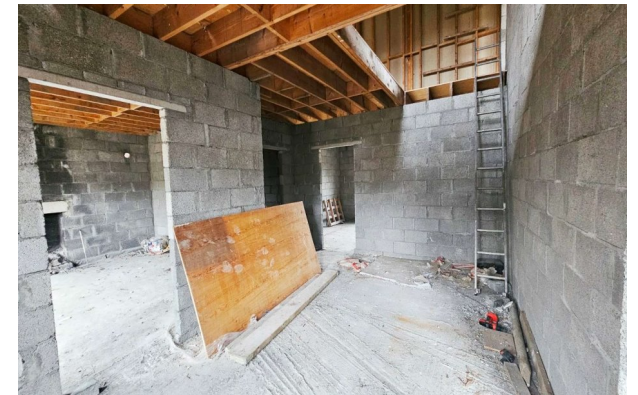
**Bedroom 1** 4.4m x 3.8m (14'5" x 12'6").

**Ensuite Bathroom** 2.7m x 1.9m (8'10" x 6'3").

**Walk in wardrobe** 2.1m x 1.9m (6'11" x 6'3").

**Bedroom 2** 5.0m x 4.6m (16'5" x 15'1").

**Ensuite Bathroom** 2.7m x 1.8m (8'10" x 5'11").





**Bedroom 3** 5.5m x 5.0m (18'1" x 16'5").

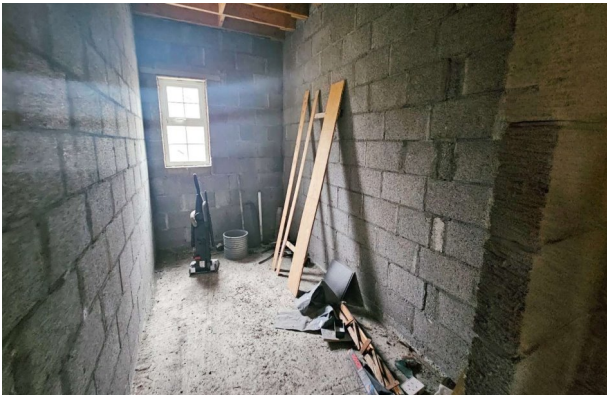
**Ensuite Bathroom** 2.2m x 1.8m (7'3" x 5'11").

**Bedroom 4** 5.3m x 4.3m (17'5" x 14'1").

**Ensuite Bathroom** 3.7m x 2.0m (12'2" x 6'7").

### KEY FEATURES

- Nestled in the picturesque countryside of Ballyjamesduff in south Cavan
- This is a spacious 2 storey detached that is in the course of construction with roof complete with property ready for 1st fixing. The property is being sold "As Seen".
- The property is quietly located only 3km from Ballyjamesduff town and 2.2km off the N3 at Billis.
- Boasting a generous 255 sq m of living space, this property features four spacious bedrooms, two reception rooms, and four modern bathrooms. The expansive garden and off-street parking provide ample outdoor space for relaxation and entertaining.
- Set on a large 1.1 acre site, this property offers privacy and seclusion, making it an ideal family home or holiday retreat.
- With its idyllic location and potential for a superior home, this property is sure to impress even the most discerning buyer.
- Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing.



### BER DETAILS

BER: D2

BER No: 118474873

Energy Performance Indicator: kWh/m2/yr