



## 37 Lakeview, Virginia, Co. Cavan

**A82RR72**

Asking Price: €625,000



**BER** **B3**

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**

## DESCRIPTION

DNG O'DWYER ARE EXCITED TO BRING TO THE MARKET THIS EXCEPTIONAL LAKE FRONT RESIDENCE IN THE HIGHLY POPULAR DEVELOPMENT OF LAKEVIEW WALKING DISTANCE FROM VIRGINIA TOWN CENTRE.

## ACCOMMODATION

**Entrance Hall** 5.0m x 1.7m (16'5" x 5'7").

**Kitchen** 4.8m x 2.4m (15'9" x 7'10").

**Utility Room** 4.7m x 1.6m (15'5" x 5'3").

**WC** 1.6m x 1.2m (5'3" x 3'11").

**Dining Room** 4.5m x 4.4m (14'9" x 14'5").

**Sitting Room** 7.2m x 3.2m (23'7" x 10'6").

**Sun room** 3.2m x 3.8m (10'6" x 12'6").

**Bedroom 1** 3.3m x 3.0m (10'10" x 9'10").

**Landing** 4.2m x 1.7m (13'9" x 5'7").

**Bedroom 2** 3.9m x 3.2m (12'10" x 10'6").

**Walk in Wardrobe** 2.4m x 1.1m (7'10" x 3'7").

**Ensuite Bathroom** 2.2m x 1.5m (7'3" x 4'11").

**Bedroom 3** 3.0m x 2.3m (9'10" x 7'7").

**Bedroom 4** 3.1m x 2.7m (10'2" x 8'10").





**Bathroom** 2.3m x 2.1m (7'7" x 6'11").

**Bar/Games room** 5.5m x 5.3m (18'1" x 17'5").

**WC** 1.2m x 2.0m (3'11" x 6'7").

**Garage** 5.5m x 2.8m (18'1" x 9'2").

### KEY FEATURES

- Nestled in the picturesque town of Virginia located along the Cavan/Meath border in South Cavan.
- This modern detached house offers a peaceful and secluded retreat.
- Boasting 158 square meters of living space, this well-maintained property features four bedrooms, three reception rooms, and three bathrooms, providing ample space for comfortable family living.
- Although part of the established and popular development of Lakeview, this is only 1 of 4 dwellings that retain lake frontage along the renowned fishing lake of Lough Ramor.
- The south-west facing rear garden extends from the perfectly positioned patio area off the dining room along a manicured lawn that sweeps to the lake shores.
- To the front of the property is also large extended garden space with extensive brick paved driveway that leads to the dwelling and a detached garage that was converted in recent years to facilitate a large bar and games room complete with toilet.
- A section of the garage has also been retained for garden storage with loft space (8.1m x 5.5m).
- As mentioned, the property is located in a row of only 4 dwellings that retain lake frontage with the subject property situated at the end of this access road thus also providing a larger site and added privacy to the other houses along the lake.
- Whilst enjoying the stunning and unrivalled lake setting, you will feel a millions miles away, yet Virginia town and all its amenities are only a short walk from the residence.
- Situated on this unrivalled and exceptional 0.64 acre urban site, this property presents a rare opportunity to own a spacious and charming home in a sought-after location.
- Natural Gas Central Heating
- Mains Water
- Mains Sewerage
- Year of Construction : 2003
- Fitted Phonewatch Alarm System
- Don't miss out on the chance to make this house your own!





## BER DETAILS

BER: B3

BER No: 113647663

Energy Performance Indicator: 139.76 kWh/m<sup>2</sup>/yr

## ASKING PRICE

Asking Price: €625,000

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG.

For further information please contact:

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