



4 Ramor Heights, Crossafehin, Virginia, Co. Cavan

Asking Price: €395,000



BER **C2**

DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER ARE THRILLED TO BRING TO THE MARKET THIS BEAUTIFUL 3 BEDROOM DETACHED DORMER BUNGALOW ON 1.2 ACRES WITH STUNNING VIEWS OF LOUGH RAMOR

ACCOMMODATION

Entrance Hall 7.8m x 1.8m (25'7" x 5'11").

Sitting Room 4.7m x 3.7m (15'5" x 12'2").

Kitchen/dining room 7.1m x 4.0m (23'4" x 13'1").

Utility Room 1.7m x 1.4m (5'7" x 4'7").

Boiler room 1.4m x 1.0m (4'7" x 3'3").

Bathroom 3.0m x 2.0m (9'10" x 6'7").

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

Landing 2.4m x 0.9m (7'10" x 2'11").

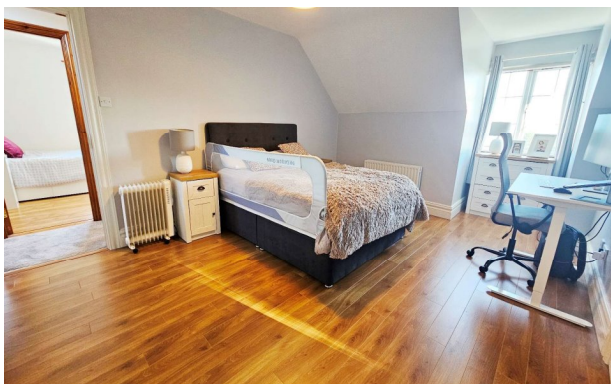
Bedroom 2 5.0m x 3.6m (16'5" x 11'10").

Ensuite Bathroom 2.3m x 0.9m (7'7" x 2'11").

Wardrobe 1.6m x 0.9m (5'3" x 2'11").

Bedroom 3 5.0m x 3.0m (16'5" x 9'10").





KEY FEATURES

- A stunning countryside retreat awaits in the charming parish of Munterconnaught which is nestled in outskirts of Virginia in south Cavan close to Cavan/Meath border.
- The property is 1 of 4 dwellings that comprise of the exclusive rural development known as 'Ramor Heights' with a communal entrance and access roads.
- The subject property is located on an elevated 1.2 acre site with mature landscaped gardens with stunning views of surrounding countryside as well as the renowned fishing lake of Lough Ramor which is location within close proximity.
- The property is situated 6km from the town of Virginia and 6.4km from Oldcastle town, but serviced locally with local shop, pub, primary school, church and football grounds.
- This is a modern, second-hand detached dormer bungalow boasting 128 sq m of living space
- The property has been refurbished in recent years and offers an inviting and bright ambience throughout.
- The well-maintained residence features 3 bedrooms, 2 bathrooms, and 1 reception room, providing ample space for comfortable living.
- Nestled on 1.19 acres of picturesque land, the property offers a tranquil and scenic setting ideal for peaceful living. Additional features include a spacious garden, off-street parking, and a garage.
- Detached garage : 7.0m x 5.6m
- Oil Fire central heating
- Private Well Water Supply
- Oil Fired Central Heating
- Tarmac driveway
- This affordable home presents a wonderful opportunity for those seeking a serene rural lifestyle. Don't miss the chance to make this peaceful abode your own!

BER DETAILS

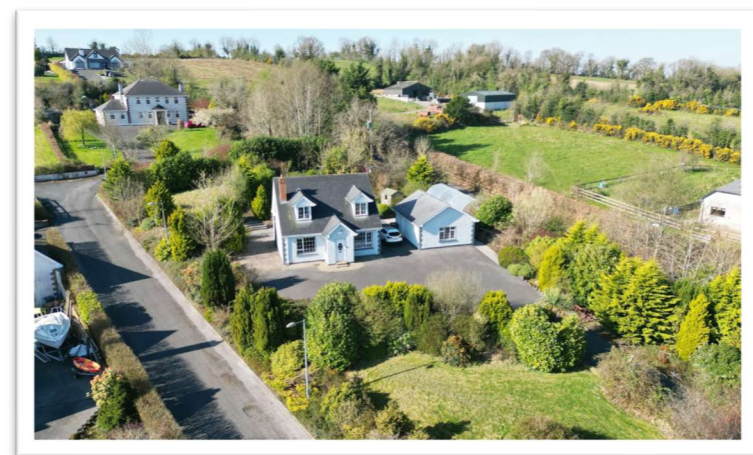
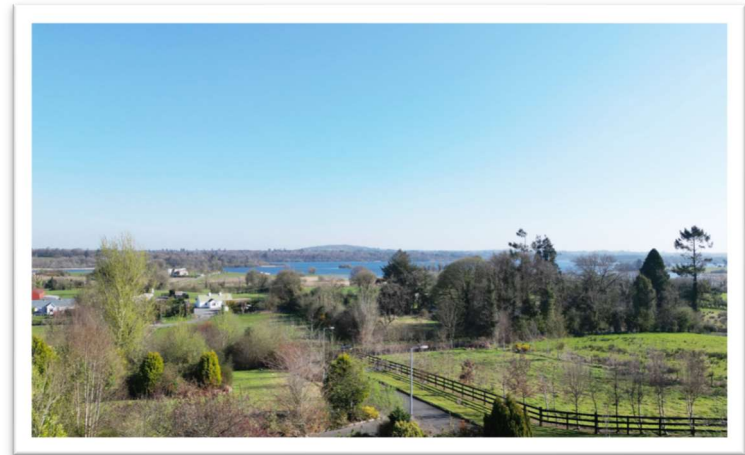
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BER No: 110273695

Energy Performance Indicator: 197.29 kWh/m²/yr

ASKING PRICE

Asking Price: €395,000



FURTHER INFORMATION/VIEWING

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

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