



106 Rampart, Virginia, Co. Cavan

A82C9D9

Asking Price: €360,000



BER A2

DNG
DOUGLAS NEWMAN GOOD

O'DWYER

DESCRIPTION

DNG O'DWYER ARE EXCITED TO PRESENT TO THE MARKET THIS SPACIOUS NEW 4 BEDROOM TWO STOREY SEMI DETACHED RESIDENCE IN THE DEVELOPMENT KNOWN AS RAMPART VIEW.

ACCOMMODATION

Entrance Hall 4.0m x 2.0m (13'1" x 6'7").

Sitting Room 6.2m x 3.8m (20'4" x 12'6").

Kitchen/dining room 6.9m x 4.2m (22'8" x 13'9").

Utility Room 2.2m x 2.5m (7'3" x 8'2").

WC 1.6m x 2.2m (5'3" x 7'3").

Landing 3.0m x 3.3m (9'10" x 10'10").

Bedroom 1 4.2m x 3.3m (13'9" x 10'10").

Ensuite Bathroom 1.8m x 2.1m (5'11" x 6'11").

Bedroom 2 3.5m x 2.9m (11'6" x 9'6").

Bedroom 3 3.8m x 2.9m (12'6" x 9'6").

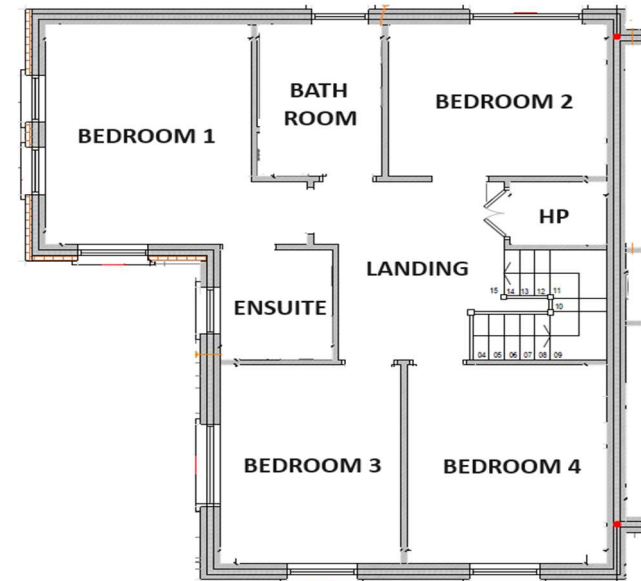
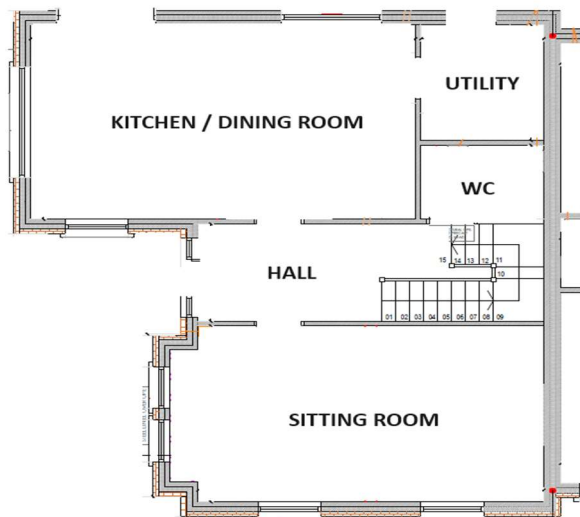
Bedroom 4 3.2m x 3.8m (10'6" x 12'6").

Bathroom 2.0m x 2.9m (6'7" x 9'6").



KEY FEATURES

- Introducing a contemporary and newly built semi detached house nestled in the sought-after town of Virginia. This modern abode spans across 2 floors with a generous 149m² floor area, offering ample space for comfortable living. Boasting four well-appointed bedrooms, this property is perfect for growing families. The spacious reception room provides a versatile space for relaxation and entertaining guests. With four bathrooms, convenience and privacy are at the forefront.
- The subject property is 1 of 2 dwellings being built under the current development, both varying in size and layout.
- The property also features a well-maintained garden, providing an ideal space for outdoor activities and relaxation. Off-street parking is available, ensuring convenience and ease for homeowners and guests alike.
- First Time Buyers would be eligible for the 'Help to Buy' Grant from the government with up to €30,000 available off the purchase price for qualifying purchasers.
- The properties are being constructed to the highest level with attention to design and use of material with proposed BER 'A2' rated efficiency
- Perfectly located just off the Main Virginia/Bailieborough in the popular development of Rampart View along the banks of the Rampart River that feeds the renowned fishing lake of Lough Ramor, yet within walking distance to the charming town of Virginia, this property offers a peaceful and tranquil setting while still being within close proximity to essential amenities, schools, and transport links. With its modern design, ample living space, and convenient features, this detached house is a truly irresistible opportunity. Don't miss the chance to make this your dream home. Contact us today to arrange a viewing.
- Highly Efficient Air to Water Central Heating



What's Included...	Not Included ...
<ul style="list-style-type: none"> • Proposed A2 Rated Homes • Eligible for the “Help to Buy” with up to €30,000 available to 1st Time Buyers • Heat Pump Heating System • High Level of Insulation Throughout • Painted Internally • 2nd fix Plumbing complete with Sanitary ware fitted • 2nd fix Electrical complete • 2nd fix Carpentry complete (no wooden floors) • Tiling to bathroom, ensuite and wc floors • Lawns to be landscaped and sown for grass • Brick paved driveway for 2 no. carpark spaces • Brick paved rear patio area 	<ul style="list-style-type: none"> • Floor coverings • Tiling (other than floor areas mentioned above) • Kitchen or wardrobes
<p>Any additional works can be discussed and quoted by the builder.</p>	

FURTHER INFORMATION/VIEWING

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

Damian Keogan,
049 854 7622
dkeogan@dng.ie