



## 21 Deerpark Manor, Virginia, Co. Cavan

**A82NV60**

Asking Price: €330,000



**BER C1**

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**

## DESCRIPTION

DNG O'DWYER ARE EAGER TO PRESENT TO THE MARKET THIS STUNNING AND SPACIOUS 4 BEDROOM SEMI DETACHED IN THE DESIRABLE DEVELOPMENT OF DEERPARK MANOR

## ACCOMMODATION

**Entrance Hall** 5.4m x 2.0m (17'9" x 6'7").

**Sitting Room** 5.1m x 4.2m (16'9" x 13'9").

**Kitchen/dining room** 6.2m x 2.9m (20'4" x 9'6").

**Sun room** 3.2m x 2.8m (10'6" x 9'2").

**Utility Room** 2.8m x 2.6m (9'2" x 8'6").

**WC** 1.5m x 1.4m (4'11" x 4'7").

**Bedroom 1** 4.3m x 2.7m (14'1" x 8'10").

**Ensuite Bathroom** 2.5m x 1.2m (8'2" x 3'11").

**Landing** 3.2m x 1.7m (10'6" x 5'7").

**Bedroom 2** 5.4m x 4.6m (17'9" x 15'1").

**Ensuite Bathroom** 1.9m x 1.4m (6'3" x 4'7").

**Bedroom 3** 3.5m x 3.0m (11'6" x 9'10").

**Bedroom 4** 3.2m x 2.3m (10'6" x 7'7").

**Bathroom** 2.2m x 2.0m (7'3" x 6'7").





## KEY FEATURES

- Welcome to this charming and well-maintained semi-detached house in the heart of Virginia town in south Cavan close to the Cavan/Meath border.
- This modern property offers a spacious layout with a total of 4 bedrooms, 2 reception rooms, and 4 bathrooms, providing ample space for a growing family or those who enjoy entertaining guests.
- The property boasts a comfortable and homely atmosphere, with modern finishes throughout.
- Outside, you will find a maintenance free garden area that overlooks the adjacent agricultural holding thus adding the quiet location of the dwelling.
- The rear garden is also complete with a brick paved patio area.
- This property is ideally located in the highly desirable development of Deerpark Manor which only consists of 42 number houses and is within close proximity to local amenities, schools, and transport links, making it a convenient choice for those looking for a peaceful yet connected lifestyle.
- Built in recent years this residence is well presented & maintained throughout & is of spacious dimensions and modern regulations.
- Ideally suitable for 1st Time Buyer, Senior Citizen & Residential Investor.
- Brick Paved Driveway.
- Attractively designed with Hallmark Stone Façade, Brick Quoins & Heads & Vertical Tile hanging.
- Natural Gas Central Heating
- Mains Water Supply & Sewerage
- Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience all that this property has to offer.

## BER DETAILS

BER: C1

BER No: 112644042

Energy Performance Indicator: 151.41 kWh/m<sup>2</sup>/yr

## FURTHER INFORMATION/VIEWING

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

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