



Edenburt, Lisduff, Virginia, Co. Cavan

A82T6D6

Asking Price: €225,000



DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

* SOLD AS SEEN *

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS IMPRESSIVE 4 BEDROOM TWO STOREY RESIDENCE ON 0.7 ACRES IN THE COURSE OF CONSTRUCTION

ACCOMMODATION

Entrance Hall 4.7m x 4.0m (15'5" x 13'1").

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

Office 4.2m x 4.1m (13'9" x 13'5").

Kitchen/dining room 8.4m x 4.2m (27'7" x 13'9").

Utility Room 3.5m x 2.6m (11'6" x 8'6").

WC 2.5m x 1.3m (8'2" x 4'3").

Sun room 4.5m x 4.5m (14'9" x 14'9").

Landing 5.8m x 4.0m (19' x 13'1").

Bedroom 1 4.5m x 3.7m (14'9" x 12'2").

Ensuite Bathroom 1.7m x 1.6m (5'7" x 5'3").

Wardrobe 1.6m x 1.5m (5'3" x 4'11").

Bedroom 2 3.8m x 3.7m (12'6" x 12'2").

Bedroom 3 3.8m x 3.7m (12'6" x 12'2").

Bedroom 4 4.5m x 3.7m (14'9" x 12'2").

Bathroom 3.3m x 2.5m (10'10" x 8'2").





KEY FEATURES

- Located in a rural and picturesque location in the outskirts of Virginia and close to the village of Maghera.
- This unfinished 4-bedroom detached house is in the course of construction with roof completion and windows installed and ready for second fixing.
- With its fantastic location just off the Main Virginia/Dublin Rd and a short drive to the M3 motorway, this property offers a perfect blend of modern living in a rural setting. Boasting a spacious 239 sq m of living space, the proposed accommodation of the property comprises of 3 reception rooms and 3 bathrooms, ideal for families looking for ample room to spread out.
- The house is of modern design and in its current form offers potential purchasers the opportunity of acquiring an impressive detached dwelling with the ability to finish the property to their own taste.
- Outside, the property sits on a generous 0.71-acre plot, with services to be installed
- Proposed biocycle sewerage system
- Proposed connection to group water scheme
- Original commencement of works in 2007.
- Whether you're looking to enjoy the tranquillity of village life or entertain guests in a modern setting, this property offers the best of both worlds. Don't miss out on the opportunity to make this house your dream home.

BER DETAILS

BER: C2

BER No: 119352904

Energy Performance Indicator: 187.95 kWh/m²/yr

FURTHER INFORMATION/VIEWING

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

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