



## 4 Sallygardens, Dublin Road, Ballyjamesduff, Co. Cavan

Asking Price: €275,000



**BER** C1

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**

4 Sallygardens, Dublin Road, Ballyjamesduff, Co. Cavan A82K6X0

## DESCRIPTION

DNG O'DWYER ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS 3 BEDROOM END OF TERRACE IN A SMALL DEVELOPMENT CLOSE TO BALLYJAMESDUFF TOWN CENTRE

## ACCOMMODATION

**Entrance Hall** 4.8m x 1.7m (15'9" x 5'7").

**Sitting Room** 4.9m x 4.5m (16'1" x 14'9").

**Kitchen/dining room** 4.8m x 4.0m (15'9" x 13'1").

**Utility Room** 1.9m x 1.4m (6'3" x 4'7").

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

**Landing** 3.1m x 1.9m (10'2" x 6'3").

**Bedroom 1** 4.4m x 3.6m (14'5" x 11'10").

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

**Bedroom 2** 3.3m x 3.0m (10'10" x 9'10").

**Bedroom 3** 3.3m x 3.3m (10'10" x 10'10").

**Bathroom** 2.1m x 1.9m (6'11" x 6'3").

## KEY FEATURES

- Located in the charming town of Ballyjamesduff, this modern end-of-terrace house offers a comfortable and convenient lifestyle.





- Spanning 114 square meters, this property boasts three bedrooms, a spacious reception room, and three bathrooms.
- The house is thoughtfully designed with a contemporary feel, offering a stylish living space for its new owners.
- Residents will benefit from allocated parking spaces, ensuring easy access in and out of the property.
- The house is located in a quiet enclave of dwellings yet within a short walk of all of the towns amenities, schools, and transport links.
- Gas Central Heating
- Mains Water
- Mains Sewerage
- Year of Construction : 2006
- Whether you're looking for a family home or a property to invest in, this house ticks all the boxes.
- Don't miss the opportunity to make this house your new home sweet home.
- Contact us today to arrange a viewing and take the first step towards owning this fantastic property.

### **BER DETAILS**

BER: C1

BER No: 100944537

Energy Performance Indicator: 155.58 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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