



**1 Deerpark Place, Virginia, Co. Cavan**

**A82XE95**

Asking Price: €255,000



**BER D1**

DOUGLAS NEWMAN GOOD  
**DNG**  
**O'DWYER**

## DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS LOVELY 3 BEDROOM SEMI DETACHED IN A SMALL DEVELOPMENT OF 4 HOUSES JUST OFF THE VIRGINIA/CAVAN ROAD.

## ACCOMMODATION

**Entrance Hall** 5.4m x 1.8m (17'9" x 5'11").

**Sitting Room** 5.4m x 4.0m (17'9" x 13'1").

**Kitchen/dining room** 5.9m x 3.6m (19'4" x 11'10").

**Sunroom** 3.0m x 3.0m (9'10" x 9'10").

**WC** 1.5m x 1.0m (4'11" x 3'3").

**Landing** 3.0m x 2.2m (9'10" x 7'3").

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

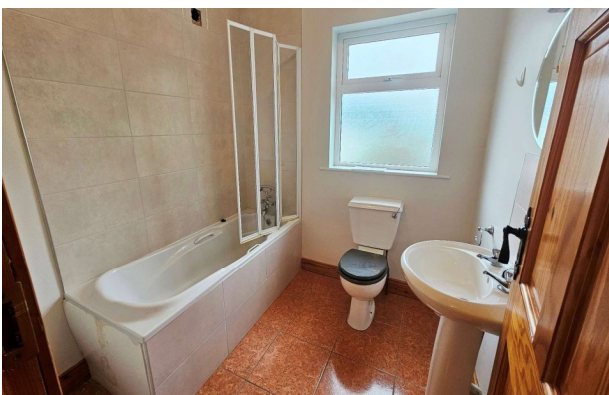
**Ensuite Bathroom** 2.6m x 1.2m (8'6" x 3'11").

**Bedroom 2** 3.6m x 3.4m (11'10" x 11'2").

**Bedroom 3** 2.9m x 2.2m (9'6" x 7'3").

**Bathroom** 2.3m x 2.2m (7'7" x 7'3").





## KEY FEATURES

- Located in the picturesque town of Virginia in South Cavan and close to the Cavan/Meath border, this modern semi-detached house offers a comfortable and convenient living space.
- With a generous 105 sq m of living area, the property boasts 3 bedrooms, 2 reception rooms, and 3 bathrooms, making it perfect for families or professionals seeking a spacious home.
- The property is only 1 of 4 houses built in a small development in the highly popular address of Deerpark just off the Virginia/Cavan Rd (N3) and a short walk to Virginia town centre
- The property is well-maintained and features a bright interior that creates a welcoming atmosphere.
- Residents can enjoy a private garden and convenient resident parking.
- This accessible and affordable property is ideal for those looking for a charming home in a peaceful setting.
- Natural Gas Central Heating
- Mains Water and Sewerage
- Year of Construction : 2001
- Maintenance free paved rear garden with garden shed.
- Don't miss the opportunity to make this lovely house your own. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

## BER DETAILS

BER: D1

BER No: 111174496

Energy Performance Indicator: 231.53 kWh/m2/yr

## FURTHER INFORMATION/VIEWING

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