



Mullagh Road, Ballaghaneagh, Virginia, Co. Cavan

Asking Price: €395,000



BER **A2**

DOUGLAS NEWMAN GOOD
DNG

O'DWYER

DESCRIPTION

DNG O'DWYER ARE EXCITED TO BRING TO THE MARKET THIS EXCEPTIONAL NEW DEVELOPMENT OF ONLY 2 HOUSES LOCATED IN THE HIGHLY DESIRABLE LOCATION IN VIRGINIA TOWN CENTRE.

ACCOMMODATION

Entrance Hall 4.0m x 2.3m (13'1" x 7'7").

Sitting Room 3.7m x 3.9m (12'2" x 12'10").

Kitchen/Dining room 7.6m x 3.3m (24'11" x 10'10").

Utility Room 2.1m x 1.7m (6'11" x 5'7").

Toilet 2.7m x 1.4m (8'10" x 4'7").

Landing 6.0m x 3.0m (19'8" x 9'10").

Master Bedroom 4.6m x 2.7m (15'1" x 8'10").

Ensuite Bathroom 2.7m x 1.5m (8'10" x 4'11").

Bedroom 2 2.9m x 2.4m (9'6" x 7'10").

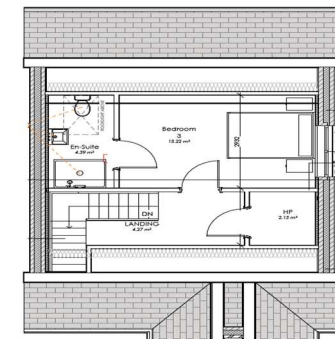
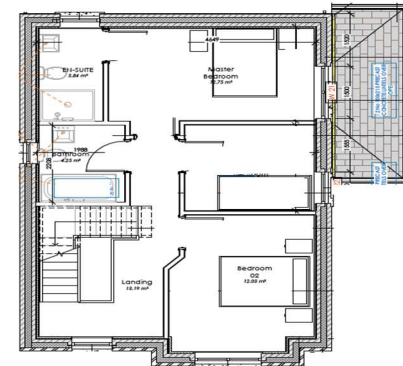
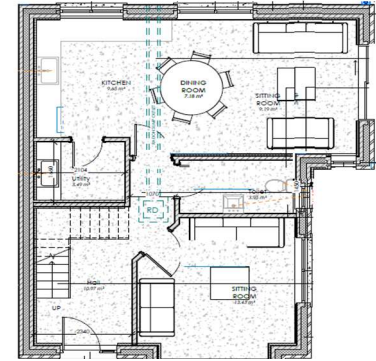
Bedroom 3 3.6m x 3.1m (11'10" x 10'2").

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

Landing 3.9m x 1.8m (12'10" x 5'11").

Bedroom 4 4.5m x 3.0m (14'9" x 9'10").

Ensuite Bathroom 1.5m x 3.0m (4'11" x 9'10").





KEY FEATURES

- Introducing a contemporary and newly built 2 no. detached houses nestled in the sought-after town of Virginia. This modern abode spans across 3 floors with a generous 143m² 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 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/Dublin Road (N3), 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
- Mains Water Supply
- Mains Sewerage

BER DETAILS

BER: A2

BER No:

Energy Performance Indicator: kWh/m²/yr

FURTHER INFORMATION/VIEWING

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