



34 River Crescent, Virginia, Co. Cavan

A82TX82

Asking Price: €375,000



4

3

Sq m
202.0

BER B3

DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED BUNGALOW WITH DORMER CONVERSION.

ACCOMMODATION

Entrance Hall 11.0m x 2.7m (36'1" x 8'10").

Sitting Room 6.1m x 3.6m (20' x 11'10").

Kitchen 5.7m x 3.2m (18'8" x 10'6").

Living Area 4.5m x 3.3m (14'9" x 10'10").

Utility Room 3.5m x 1.6m (11'6" x 5'3").

Bedroom 1 3.7m x 3.6m (12'2" x 11'10").

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

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

Bedroom 3 3.3m x 2.3m (10'10" x 7'7").

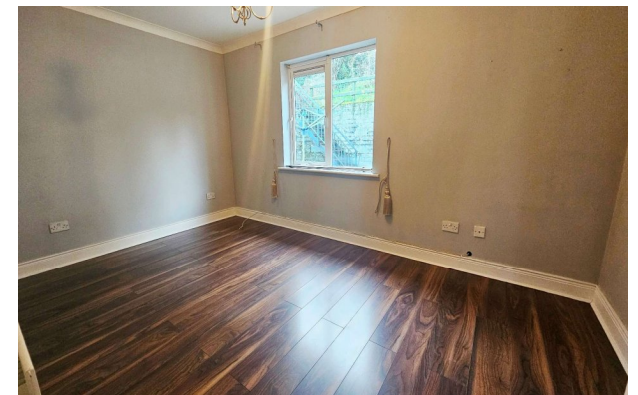
Bedroom 4 4.6m x 2.9m (15'1" x 9'6").

Bathroom 3.2m x 1.6m (10'6" x 5'3").

Landing 2.3m x 1.5m (7'7" x 4'11").

Attic/Games room 7.3m x 5.3m (23'11" x 17'5").

Bathroom 5.3m x 2.3m (17'5" x 7'7").





KEY FEATURES

- Introducing this modern detached house located in the charming town of Virginia in South Co. Cavan. and close to the Cavan/Meath border.
- Boasting a generous 202 square meters of living space, this property offers four bedrooms, three reception rooms, and three bathrooms, providing ample space for comfortable living.
- The house is thoughtfully designed and finished to a high standard, embodying a perfect blend of modernity and functionality.
- The well apportioned layout on the ground floor provides comfortable living with the addition of an immense 1st floor attic conversion for additional space which is presently designated as a games room and adjoining bathroom but has potential for a multitude of uses.
- Situated in a convenient location, this property is ideal for those seeking a peaceful yet accessible lifestyle.
- The outside space consists of a front landscaped garden with elevated decking area which is positioned to take in the stunning views of the Rampart River. To the rear of the property is an expansive paved patio area that maximises the south/west orientation and privacy.
- Additionally, off-street parking adds to the convenience of this beautiful home.
- Natural Gas Central heating
- Mains Water & Sewerage
- Year of Construction : 2003
- Don't miss the opportunity to make this property your own and experience the comfort and luxury it has to offer. Contact us today to arrange a viewing and discover your future dream home.

BER DETAILS

BER: B3

BER No: 105652010

Energy Performance Indicator: 143.58 kWh/m²/yr

FURTHER INFORMATION/VIEWING

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

Damian Keogan,

049 854 7622

dkeogan@dng.ie