



## 14 Headfort Park, Virginia, Co. Cavan

**A82H952**

Asking Price: €439,000



**BER** C1

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**



## DESCRIPTION

DNG O'DWYER HAVE THE PLEASURE IN BRINGING TO THE MARKET THIS STUNNING 4 BEDROOM DETACHED RESIDENCE IN THE BEAUTIFUL DEVELOPMENT KNOWN AS HEADFORT PARK

## ACCOMMODATION

**Entrance Hall** 5.0m x 4.3m (16'5" x 14'1").

**Sitting Room** 5.0m x 4.4m (16'5" x 14'5").

**Kitchen/dining room** 6.9m x 4.3m (22'8" x 14'1").

**Utility Room** 2.3m x 1.7m (7'7" x 5'7").

**Living Room** 5.2m x 3.7m (17'1" x 12'2").

**WC** 1.4m x 1.6m (4'7" x 5'3").

**Bedroom 1** 4.5m x 3.8m (14'9" x 12'6").

**Ensuite Bathroom** 2.5m x 1.3m (8'2" x 4'3").

**Landing** 3.2m x 2.0m (10'6" x 6'7").

**Bedroom 2** 5.3m x 4.4m (17'5" x 14'5").

**Ensuite Bathroom** 3.3m x 2.0m (10'10" x 6'7").

**Bedroom 3** 4.5m x 3.6m (14'9" x 11'10").

**Bedroom 4** 4.4m x 3.3m (14'5" x 10'10").

**Bathroom** 3.1m x 2.7m (10'2" x 8'10").





## KEY FEATURES

- Introducing to this wonderful modern detached house located in the picturesque town of Virginia in south Cavan and close to the Cavan/Meath border.
- Boasting a generous 190 square meters of living space, this property offers a blend of contemporary design and traditional charm.
- The property has been extended on the ground floor in recent years to facilitate a stunning contemporary style living space with space and light in mind.
- The house comprises four spacious bedrooms, two reception room, and four bathrooms, providing ample space for comfortable living.
- Situated in a quiet and peaceful cul-de-sac location in the exclusive development of Headfort Park with only 20 detached houses
- The property quietly tucked away off the scenic Virginia/Ballyjamesduff road and walking distance to Virginia town and close to the stunning Virginia Forest and Park Lodge Estate.
- This well-maintained home is perfect for those seeking a tranquil retreat.
- Natural Gas central Heating
- Mains Sewerage & Water
- Year of Construction : 2004
- The property features a large maintenance free rear garden and off-street parking, adding to its convenience and appeal. With its inviting atmosphere and convenient location, this property presents a rare opportunity to own a truly exceptional home in a sought-after area.
- Don't miss out on the chance to make this your own slice of paradise.

## BER DETAILS

BER: C1

BER No: 108140385

Energy Performance Indicator: 153.48 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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