



**Coolbawn, Corlismore, Ballinagh, Cavan**

**H12ND61**

Asking Price: €325,000



**BER C1**

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



## DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS BEAUTIFUL 4 BEDROOM DETACHED DORMER BUNGALOW ON 0.79 ACRES IN SCENIC RURAL LOCATION

## ACCOMMODATION

**Entrance Hall** 4.7m x 3.4m (15'5" x 11'2").

**Sitting Room** 5.3m x 3.7m (17'5" x 12'2").

**Kitchen/Dining room** 8.1m x 3.2m (26'7" x 10'6").

**Utility Room** 3.2m x 2.7m (10'6" x 8'10").

**WC** 2.0m x 0.9m (6'7" x 2'11").

**Bedroom 1** 3.1m x 3.0m (10'2" x 9'10").

**Bedroom 2** 4.1m x 3.7m (13'5" x 12'2").

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

**Bathroom** 2.9m x 2.5m (9'6" x 8'2").

**Landing** 4.8m x 2.6m (15'9" x 8'6").

**Bedroom 3** 4.8m x 4.4m (15'9" x 14'5").

**Ensuite Bathroom** 4.8m x 1.8m (15'9" x 5'11").





**Bedroom 4** 4.4m x 3.1m (14'5" x 10'2").

### KEY FEATURES

- Nestled in the picturesque countryside of Corlismore in the outskirts of Ballinagh town, this modern second-hand detached house offers a tranquil escape from the hustle and bustle of city life.
- Conveniently located just off the Ballinagh/Arva Road (L2504) with the towns of Ballinagh and Arva situated 4.8km and 8.1km respectively away.
- Spread across 192 square meters, the property boasts four bedrooms, three bathrooms, and a spacious reception room, providing ample space for a growing family or those seeking a peaceful retreat.
- The house is surrounded by an abundance of well-maintained garden and offers off-street parking for added convenience.
- Set on 0.79 acres of land, this property provides a sense of seclusion and privacy, making it an ideal haven for those who value peace and quiet.
- With scenic views and a peaceful atmosphere, this rural retreat offers the perfect opportunity to enjoy the beauty of the countryside while still being within easy reach of local amenities.
- Oil Fired Central Heating
- Year of Construction : 2004
- Biocycle Sewerage System
- Don't miss out on the chance to make this comfortable and secluded property your new home.

### BER DETAILS

BER: C1

BER No: 110008000

Energy Performance Indicator: 166.65 kWh/m2/yr

### FURTHER INFORMATION/VIEWING

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

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