



Cornacreeve, Ballyjamesduff, Cavan

A82 X045

Asking Price: €189,000



BER E2

DOMELIAS NEWMAN.COM
DNG

O'DWYER

DESCRIPTION

DNG O'DWYER ARE EXCITED TO PRESENT TO THE MARKET THIS ELEGANT STONE BUILT 2 BEDROOM COTTAGE THAT HAS BEEN EXTENDED IN RECENT YEARS.

ACCOMMODATION

Sitting Room 4.7m x 3.1m (15'5" x 10'2").

Kitchen 3.1m x 2.1m (10'2" x 6'11").

Dining/Living room 4.7m x 5.2m (15'5" x 17'1").

Bedroom 1 3.6m x 2.5m (11'10" x 8'2").

Bedroom 2 3.6m x 2.1m (11'10" x 6'11").

Bathroom 1.8m x 2.1m (5'11" x 6'11").

KEY FEATURES

- This is an original stone built that has been lovingly restored and extended to private a stunning and modernised cottage.
- Renovated with authentic quality materials, and double glazing throughout, the property has an entirely new roof, including timbers, with reclaimed Bangor slates on the original house, and a fibreglass roof to the rear extension.
- Original 12' high ceilings on new joists are timber clad, with recessed lighting. The compact kitchen has a washer and dishwasher plus an American style Fridge/freezer. The South-West facing sunroom, made of reclaimed Western red cedar, has a semi-solid teak floor, as does the sitting room, which also has an Aga woodburning stove, with lined chimney and original red brick chimney breast.





- The bedroom are both doubles, and the sunroom/dining room has a utility area to the rear, containing a Vokera gas central heating boiler, fed by a bulk lpg tank, and a dryer. Water is fed directly at full pressure from a group scheme, ensuring economical hot water on demand at all times. A bathroom shower over tub works from the gas boiler, plus there is an electric shower. To the rear of the house, the sunroom leads to a patio of black limestone. This is covered by a pergola constructed with larch timbers and polycarbonate panels.
- The garden is very private, bounded by stone walls, with a small pond, and a polytunnel/storage area. No chemicals have been used on this rare old sloping meadow, which is planted with bamboos, shrubs and trees, with some of the area reserved for birds and wildlife.
- The property is located on a spacious 0.57 acre site in a rural location yet within a short walk to Castlerahan RC church and primary school which is situated only 400m from the property.
- The towns of Ballyjamesduff and Oldcastle are located 5.7km and 7km respectively away.
- Gas Central Heating
- Group Water Scheme
- Septic Tank Sewerage

BER DETAILS

BER: E2

BER No: 100340645

Energy Performance Indicator: 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

