



Lattagloghan, Ballyjamesduff, Co. Cavan

A82F4E2

Asking Price: €385,000



BER B1

DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER HAVE THE PLEASURE IN BRINGING TO THE MARKET THIS WONDERFUL AND SPACIOUS 4 BEDROOM DETACHED DORMER BUNGALOW ON 0.64 ACRES. LOCATED JUST OFF THE CAVAN/DUBLIN RD.

ACCOMMODATION

Entrance Hall 5.0m x 2.9m (16'5" x 9'6").

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

Kitchen/Dining/Living room 8.2m x 4.0m (26'11" x 13'1").

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

Bedroom 1 5.0m x 3.7m (16'5" x 12'2").

Ensuite Bathroom 1.8m x 1.8m (5'11" x 5'11").

Landing 5.0m x 2.6m (16'5" x 8'6").

Bedroom 2 5.0m x 3.7m (16'5" x 12'2").

Ensuite Bathroom 1.8m x 1.8m (5'11" x 5'11").

Walk in Wardrobe 1.8m x 1.8m (5'11" x 5'11").

Bedroom 3 3.6m x 2.9m (11'10" x 9'6").

Bedroom 4 4.3m x 4.0m (14'1" x 13'1").

Bathroom 3.5m x 1.8m (11'6" x 5'11").





KEY FEATURES

- This charming dormer bungalow, nestled on a spacious 0.64-acre site in the serene countryside of Lavey in the outskirts of Ballyjamesduff town, offers a perfect blend of modern comfort and homely warmth.
- Boasting approximately 182 square metres of well-maintained living space, the property features four generous bedrooms, three bathrooms, and two inviting reception rooms, ideal for both family living and entertaining.
- The property is located in a rural location within picturesque countryside yet only 1.5km off the Main Cavan/Dublin Rd. (N3).
- The towns of Ballyjamesduff, Virginia and Cavan are located 6.2km, 14.8km and 17.6km respectively from the property.
- Bright and airy interiors complement the peaceful rural setting, creating a welcoming atmosphere throughout. The dwelling is set amidst mature hedging and shrubbery with stunning landscaped gardens with a south-west facing rear garden providing an abundance of natural light and a delightful space for outdoor relaxation for gardening enthusiasts.
- The outdoor space has also been capitalised with the additional of an expansive deck off the kitchen that extends to an enclosed outdoor space for relaxation
- The property is approached with a sweeping tarmac driveway.
- 16 no. PV panels installed to roof & EV charger installed
- Alarm system installed
- Oil Fired Central Heating
- Group water scheme supply & Biocycle sewerage system
- Year of construction : 2004
- This comfortable and spacious home epitomises country living with modern amenities, making it an excellent choice for those seeking tranquillity without compromising on comfort.
- The property's well-kept condition means it is ready to welcome its new owners to enjoy the idyllic lifestyle on offer.
- Viewing is highly recommended to fully appreciate all that this delightful home provides.

BER DETAILS

BER: B1

BER No: 114149727