



## Bramble House, Fartagh, Lisduff, Virginia, Co. Cavan

Asking Price: €460,000



**BER** **B2**

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**

## DESCRIPTION

DNG O'DWYER ARE THRILLED TO PRESENT TO THE MARKET THIS MAGNIFICENT 4 BEDROOM DETACHED RESIDENCE WITH ADJOINING 3 BEDROOM ANNEXE ON 0.64 ACRES, JUST OFF THE VIRGINIA/DUBLIN ROAD.

## MAIN RESIDENCE

**Entrance Hall** 4.6m x 2.6m (15'1" x 8'6").

**Sitting Room** 4.6m x 4.0m (15'1" x 13'1").

**Playroom/Study** 3.4m x 4.0m (11'2" x 13'1").

**Kitchen** 5.3m x 4.2m (17'5" x 13'9").

**Living Room** 4.2m x 3.3m (13'9" x 10'10").

**Utility Room** 2.7m x 1.3m (8'10" x 4'3").

**WC** 2.7m x 1.3m (8'10" x 4'3").

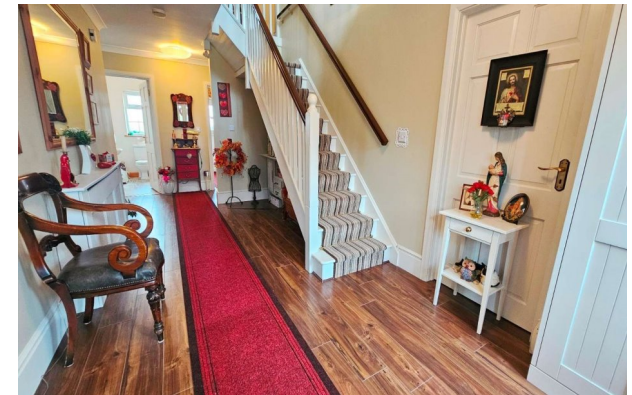
**Landing** 5.9m x 2.5m (19'4" x 8'2").

**Bedroom 1** 4.2m x 3.5m (13'9" x 11'6").

**Ensuite Bathroom** 2.4m x 1.8m (7'10" x 5'11").

**Wardrobe** 1.7m x 1.3m (5'7" x 4'3").

**Bedroom 2** 3.9m x 3.1m (12'10" x 10'2").





**Bedroom 3** 4.0m x 3.3m (13'1" x 10'10").

**Bedroom 4** 3.8m x 3.6m (12'6" x 11'10").

**Bathroom** 3.3m x 2.6m (10'10" x 8'6").

**Hot Press** 1.5m x 1.4m (4'11" x 4'7").

### ANNEX



**Entrance Porch (Annexe)** 2.0m x 2.3m (6'7" x 7'7").

**Hallway (Annexe)** 3.8m x 2.8m (12'6" x 9'2").

**Kitchen (Annexe)** 5.1m x 3.8m (16'9" x 12'6").

**Sitting Room (Annexe)** 4.2m x 3.8m (13'9" x 12'6").

**Landing (Annexe)** 3.1m x 1.1m (10'2" x 3'7").

**Bathroom (Annexe)** 2.2m x 1.8m (7'3" x 5'11").

**Bedroom 1 (Annexe)** 3.9m x 3.8m (12'10" x 12'6").

**Bedroom 2 (Annexe)** 3.3m x 2.5m (10'10" x 8'2").

**Bedroom 3 (Annexe)** 3.8m x 3.3m (12'6" x 10'10").

**Shower Room (Annexe)** 2.0m x 2.5m (6'7" x 8'2").



## KEY FEATURES

- Nestled in the picturesque countryside in the outskirts of Virginia town, this modern and spacious detached house offers a luxurious living experience.
- Boasting a generous 291 square meters of living space, that is divided between the 4 bedroom main residence (187m<sup>2</sup>) and the adjoining 3 bedroom annexe (104m<sup>2</sup>).
- Although adjoining the main residence the annexe retains independent access and services thus providing a separate self contained living unit that can act as guest quarters or rented out for supplement rental income.
- The house is beautifully maintained and offers a tranquil and peaceful setting, yet within a short drive off the Virginia/Dublin Road at Whitegate Cross with the towns of Mullagh, Virginia and Kells located 5.5km, 10.5km and 12.7km respectively away making it the perfect retreat from the hustle and bustle of city life.
- The property also includes a south-west facing garden, garage, polytunnel and garden shed complete with large stone flagged patio area providing additional space and convenience.
- Detached Garage 8.2m x 4.9m
- Oil Fired Central Heating
- Private Well Water Supply
- Biocycle Sewerage System
- Year of Construction : 2005
- With stunning scenic views and a well-manicured 0.64-acre plot, this property is sure to appeal to those seeking a convenient yet idyllic rural lifestyle.
- Don't miss the opportunity to make this your dream home in the serene countryside of Virginia.

## BER DETAILS

BER: B2

BER No: 105580344

Energy Performance Indicator: 122.68 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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