



## Roseleigh, Drumheel, Virginia, Co. Cavan

**A82CX66**

Asking Price: €410,000



**BER C2**

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

## DESCRIPTION

DNG O'DWYER ARE PRIVILEGED TO BRING TO THE MARKET THIS STUNNING DETACHED 5 BEDROOM DORMER BUNGALOW ON 0.42 ACRES JUST OFF THE VIRGINIA/DUBLIN ROAD.

## ACCOMMODATION

**Entrance Hall** 4.0m x 2.3m (13'1" x 7'7").

**Sitting Room** 4.5m x 3.9m (14'9" x 12'10").

**Kitchen** 5.1m x 4.1m (16'9" x 13'5").

**Utility Room** 1.6m x 3.0m (5'3" x 9'10").

**Living Room** 4.7m x 3.4m (15'5" x 11'2").

**Bedroom 1** 3.6m x 3.4m (11'10" x 11'2").

**Ensuite Bathroom** 2.0m x 1.1m (6'7" x 3'7").

**Walk in Wardrobe** 2.4m x 1.4m (7'10" x 4'7").

**Bedroom 2** 3.9m x 2.9m (12'10" x 9'6").

**Bedroom 3** 2.9m x 3.9m (9'6" x 12'10").

**Bathroom** 2.9m x 2.4m (9'6" x 7'10").

**Landing** 4.0m x 3.6m (13'1" x 11'10").

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

**Bedroom 5** 4.0m x 3.6m (13'1" x 11'10").

**Shower Room** 2.3m x 2.3m (7'7" x 7'7").





## KEY FEATURES

- Nestled in the picturesque countryside in the outskirts of Virginia, this modern and charming detached dormer bungalow offers a luxurious and inviting living space. Boasting a spacious 192 sq m layout, this second-hand property features 5 bedrooms, 2 reception rooms, and 3 bathrooms, ideal for a growing family seeking comfort and convenience.
- Situated in the townland of Drumheel, close to Maghera cross along the Virginia/Dublin Road, an area characterized by rolling drumlin landscapes and proximity to Lough Ramor.
- Perfectly located along the Cavan/Meath border, only 6.2km from Virginia town and 14.8km from Kells, providing a balance of "country living" with quick access to the N3 for commutes toward Kells, Navan, or Dublin.
- Local shops and Carrigabruise primary schools are within close vicinity of the dwelling.
- The well-maintained interior is bright and clean, creating a welcoming atmosphere throughout.
- Outside, the property sits on a generous 0.42-acre plot with a lovely garden and off-street parking, providing ample outdoor space for relaxation and entertainment. With its convenient location and modern amenities, this property offers a perfect blend of rural tranquillity and contemporary living.
- Oil Fired Central Heating
- Group Water Scheme
- Biocycle Sewerage System
- Year of Construction : 2005
- Don't miss the opportunity to make this beautiful house your new home.

## BER DETAILS

BER: C2

BER No: 118805472

Energy Performance Indicator: 178.93 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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