



'Rivendale', Lattoo, Ballyjamesduff, Cavan

A82WC99

Asking Price: €375,000



BER C1

DOUGLAS NEWMAN GOOD
DNG

O'DWYER

DESCRIPTION

DNG O'DWYER ARE EXCITED TO BRING TO THE MARKET THIS SPACIOUS DETACHED DORMER BUNGALOW WITH BASEMENT LEVEL (344m²) ON 0.94 ACRES WITH STUNNING LAKEVIEWS.

ACCOMMODATION

Entrance Hall 3.0m x 5.4m (9'10" x 17'9").

Living Room 4.5m x 5.1m (14'9" x 16'9").

Sitting Room 6.1m x 4.4m (20' x 14'5").

Kitchen 5.1m x 4.0m (16'9" x 13'1").

Dining Room 4.1m x 4.1m (13'5" x 13'5").

Bedroom 1 3.3m x 4.1m (10'10" x 13'5").

Ensuite Bathroom 2.0m x 2.2m (6'7" x 7'3").

Landing 3.0m x 1.0m (9'10" x 3'3").

Bedroom 2 7.8m x 4.5m (25'7" x 14'9").

Ensuite Bathroom 2.6m x 2.1m (8'6" x 6'11").

Bedroom 3 3.0m x 3.0m (9'10" x 9'10").

Bedroom 4 3.1m x 5.0m (10'2" x 16'5").

Bathroom 2.2m x 3.0m (7'3" x 9'10").

Basement 1 13.7m x 3.6m (44'11" x 11'10").





Basement 2 4.1m x 4.1m (13'5" x 13'5").

Integrated Garage 13.7m x 4.2m (44'11" x 13'9").

KEY FEATURES

- Nestled amidst the picturesque countryside of Ballyjamesduff in South Cavan, this stunning 4-bedroom detached house offers a perfect blend of modern living and rural charm.
- Boasting a generous 344m² of living space over 3 levels, this second-hand property is the epitome of comfort and style. The house comprises three reception rooms, ideal for entertaining guests or relaxing with family, as well as three bathrooms for added convenience.
- Current owners predominantly occupy the ground and first floor of the property as main living space with an extensive basement level available for additional living space or storage depending on clients needs.
- The property sits on 0.94 acres of land, offering ample outdoor space to enjoy the beautiful surroundings with stunning views over Lacken Lake.
- With a well-maintained garden and off-street parking, this property is sure to impress even the most discerning buyer. Don't miss out on the opportunity to make this spacious and scenic house your new home.
- Oil Fired Central Heating
- Private Well Water Supply
- Biocycle Sewerage System
- Year of Construction : 2004
- Folio : CN18094F



BER DETAILS

BER: C1

BER No: 116129875

Energy Performance Indicator: kWh/m²/yr

FURTHER INFORMATION/VIEWING

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

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