



## 99 Rampart View, Virginia, Co. Cavan

**A82R8R6**

Asking Price: €295,000



DOMINICK & NEWMAN CONDO  
**DNG**  
**O'DWYER**

## DESCRIPTION

DNG O'DWYER ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS THREE STOREY 4 BEDROOM SEMI DETACHED RESIDENCE IN THE DEVELOPMENT KNOWN AS RAMPART VIEW CLOSE TO VIRGINIA TOWN CENTRE

## ACCOMMODATION

**Entrance Hall** 6.0m x 2.0m (19'8" x 6'7").

**Sitting Room** 4.6m x 5.7m (15'1" x 18'8").

**Kitchen** 6.7m x 3.4m (22' x 11'2").

**Living Room** 6.7m x 3.4m (22' x 11'2").

**Utility Room** 1.5m x 1.6m (4'11" x 5'3").

**Toilet** 1.6m x 1.4m (5'3" x 4'7").

**Landing** 3.5m x 6.8m (11'6" x 22'4").

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

**Ensuite Bathroom** 1.6m x 2.0m (5'3" x 6'7").

**Bedroom 2** 3.0m x 4.0m (9'10" x 13'1").

**Bedroom 3** 2.2m x 3.6m (7'3" x 11'10").

**Bathroom** 2.7m x 1.7m (8'10" x 5'7").

**Bedroom 4** 4.0m x 4.7m (13'1" x 15'5").





**Ensuite Bathroom** 1.7m x 2.6m (5'7" x 8'6").

**Walk in Wardrobe** 1.6m x 2.0m (5'3" x 6'7").

### KEY FEATURES

- This is a recently built semi detached that has been decorated and maintained to a good standard throughout with turn key accommodation.
- Exceptional brick paved front driveway accommodating 2+ cars
- Landscaped south facing rear garden
- The property comprises of c.1800ft<sup>2</sup> spread over 3 levels with space and light in mind.
- Property is conveniently located within a short walk to Virginia town centre, schools etc
- Maintenance free Brick Facade
- Mains water & sewerage
- Natural Gas Central Heating
- Year of Construction : 2006

### BER DETAILS

BER:

BER No:

Energy Performance Indicator: kWh/m<sup>2</sup>/yr



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### FURTHER INFORMATION/VIEWING

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

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