



Lisnalea, Bailieborough, Co. Cavan

A82YY38

Asking Price: €320,000



BER D1

DOUGLAS NEWMAN GOOD
DNG

O'DWYER

DESCRIPTION

DNG O'DWYER ARE PRIVILEGED TO BRING TO THE MARKET THIS BEAUTIFULLY PRESENTED 5 BEDROOM DETACHED RESIDENCE ON A EXCEPTIONAL 2.5 ACRE PLOT WITH SITE POTENTIAL.

ACCOMMODATION

Entrance Hall 4.3m x 2.1m (14'1" x 6'11").

Sitting Room 6.1m x 3.6m (20' x 11'10").

Living Room 3.2m x 3.0m (10'6" x 9'10").

Kitchen/dining room 6.1m x 4.1m (20' x 13'5").

Utility Room 2.9m x 2.4m (9'6" x 7'10").

Bedroom 1 3.0m x 3.0m (9'10" x 9'10").

Bathroom 2.0m x 2.0m (6'7" x 6'7").

Integrated garage 3.0m x 2.9m (9'10" x 9'6").

Landing 4.9m x 2.1m (16'1" x 6'11").

Bedroom 2 3.6m x 3.2m (11'10" x 10'6").

Bedroom 3 3.1m x 3.3m (10'2" x 10'10").

Bedroom 4 3.1m x 2.8m (10'2" x 9'2").

Bedroom 5 3.6m x 2.7m (11'10" x 8'10").

Shower Room 2.1m x 1.2m (6'11" x 3'11").





KEY FEATURES

- This is an ideal opportunity to acquire a stunning property in a desirable location in the outskirts of Bailieborough town. This property offers a unique blend of rural living and convenience, making it an attractive option for potential buyers.
- The property is within walking distance to Bailieborough town centre which is located only 1.2km from the property thus offering tranquil setting within close proximity to local amenities.
- To add to the idyllic surroundings of the property it is situated on an exceptional 2.5 acre site which encompasses the landscaped site around the dwelling as well as the adjoining field which guarantees prospective buyers further privacy as well as the potential for an additional site adjacent to the dwelling due to the size of the plot and extensive road frontage.
- Concrete entrance piers with wrought iron gates which leads to a private tarmac driveway that surrounds the residence.
- The property retains an integrated garage that can also be easily converted to provide additional accommodation.
- Detached outbuilding 3.0m x 5.0m suitable for domestic storage of workshop.
- The property was constructed in 1990 but has been maintained and modernised to a high level throughout.
- Septic Tank Sewerage System
- Private Well Water Supply
- Oil Fired Central Heating

BER DETAILS

BER: D1

BER No: 116987371

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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