

Lisnalea, Bailieborough, Co. Cavan A82YY38

Asking Price: €320,000





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

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

Kitchen/dining room 6.1*m* x 4.1*m* (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").









dng.ie









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: Damian Keogan, 049 854 7622 dkeogan@dng.ie

DNG O'Dwyer for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Dwyer has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Dwyer accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.

