



## Ryefield, Virginia, Cavan

**A82 AK22**

Asking Price: €295,000



**BER C3**

DOUGLAS NEWMAN CONN  
**DNG**  
**O'DWYER**

## DESCRIPTION

DNG O'Dwyer are pleased to bring to market this Attractive 4 bedroom Detached Residence on 0.54 acres

## ACCOMMODATION

**Entrance Hall** 3.4m x 2.5m (11'2" x 8'2").

**Sitting Room** 3.9m x 3.8m (12'10" x 12'6").

**Kitchen/dining room** 2.8m x 7.0m (9'2" x 23').

**Utility Room** 1.6m x 2.9m (5'3" x 9'6").

**WC** 1.0m x 2.9m (3'3" x 9'6").

**Integrated Garage** 2.8m x 3.8m (9'2" x 12'6").

**Landing** 4.4m x 2.5m (14'5" x 8'2").

**Bedroom 1** 3.4m x 3.9m (11'2" x 12'10").

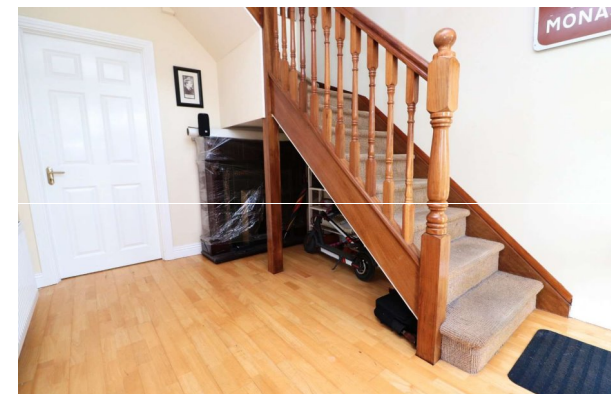
**Ensuite Bathroom** 2.3m x 0.9m (7'7" x 2'11").

**Bedroom 2** 3.2m x 3.1m (10'6" x 10'2").

**Bedroom 3** 3.9m x 3.4m (12'10" x 11'2").

**Bedroom 4** 3.4m x 2.6m (11'2" x 8'6").

**Bathroom** 2.3m x 2.2m (7'7" x 7'3").







### KEY FEATURES

- This is a detached two storey residence in scenic rural location.
- The property is conveniently located in the parish of Munterconnaught with local shop/public house, primary school and church within close proximity of the dwelling.
- The Main Virginia/Dublin Road (N3) at Maghera Cross service to Dublin City is located only 2.5km from the property and 45min drive to Dublin.
- The residence has an integrated garage that is suitable for conversion to additional accommodation.
- Full planning permission granted for a detached garage (6m x 12m).
- South/west facing rear garden
- Private Well Water Supply
- 1GB Fiber to the Home Internet Connection
- Biocycle Sewerage System
- Folio : CN16779F

### BER DETAILS

BER: C3

BER No: 114853195

Energy Performance Indicator: kWh/m2/yr

### ASKING PRICE

Asking Price: €295,000

### FURTHER INFORMATION/VIEWING

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

Damian Keogan,  
049 854 7622  
dkeogan@dng.ie