



10 Maple Drive, Drumgola Wood, Cavan

H12AK88

Asking Price: €220,000



BER C2

DNG
DOMINICK & NEWMAN COMM

O'DWYER

DESCRIPTION

DNG O'Dwyer are pleased to present to the market this Two Storey 4 Bedroom Detached Residence located in much sought after development known as Drumgola Wood - TENANCY UNAFFECTED

ACCOMMODATION

Entrance Hall 2.1m x 4.2m (6'11" x 13'9").

Study 2.7m x 3.7m (8'10" x 12'2").

Sitting Room 4.4m x 3.6m (14'5" x 11'10").

Kitchen Dining Room 9.5m x 4.5m (31'2" x 14'9").

Utility Room 2.0m x 1.8m (6'7" x 5'11").

Landing 5.4m x 2.1m (17'9" x 6'11").

Bedroom 1 3.8m x 3.0m (12'6" x 9'10").

Ensuite Bathroom 1.1m x 2.6m (3'7" x 8'6").

Bedroom 2 3.6m x 3.1m (11'10" x 10'2").

Ensuite Bathroom 3.6m x 1.0m (11'10" x 3'3").

Bedroom 3 3.5m x 2.7m (11'6" x 8'10").

Bedroom 4 3.6m x 2.8m (11'10" x 9'2").

Bathroom 3.1m x 1.6m (10'2" x 5'3").





KEY FEATURES

- Property is a 4 bedroom detached residence in need of slight cosmetic refurbishment throughout.
- Property is currently tenanted with property being sold with tenancy unaffected and tenants in situ.
- The property extends to approximately 1,600 sq ft & the accommodation comprises of Entrance Hallway, Study, Sitting Room, Kitchen / Dining Room, Utility Room, 4 x Bedrooms (2 x en suite) & Family Bathroom.
- To the front of the property there is off-street parking for 2 cars and to the rear of the property is a large garden.
- The property is ideally located in a quiet and secluded area of the new development known as Drumgola Wood, located on the outskirts of Cavan Town yet within easy reach of all its amenities by foot, car or local transport links.
- Oil Fired Central Heating
- Mains Water Supply
- Mains Sewerage
- Brick Paved Driveway
- Eircode: H12AK88

BER DETAILS

BER: C2

BER No: 107893281

Energy Performance Indicator: 183.48 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

