



1 Eskergate Gate, Cloughballybeg, Mullagh, Cavan

Asking Price: €395,000



BER **C2**

DOUGLAS NEWMAN GOOD
DNG

O'DWYER

DESCRIPTION

DNG O'DWYER ARE THRILLED TO BRING TO THE MARKET THIS SUMPTUOUS 4 BEDROOM DETACHED RESIDENCE ON 1 ACRE ALONG THE MULLAGH/VIRGINIA ROAD

ACCOMMODATION

Entrance Hall 4.1m x 1.8m (13'5" x 5'11").

Living Room 3.9m x 3.5m (12'10" x 11'6").

Sitting Room 4.6m x 3.5m (15'1" x 11'6").

Kitchen/dining room 6.1m x 3.4m (20' x 11'2").

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

WC 2.9m x 0.8m (9'6" x 2'7").

Sun room 5.2m x 3.9m (17'1" x 12'10").

Landing 5.5m x 2.4m (18'1" x 7'10").

Bedroom 1 3.9m x 3.6m (12'10" x 11'10").

Ensuite Bathroom 2.2m x 1.2m (7'3" x 3'11").

Bedroom 2 3.7m x 3.6m (12'2" x 11'10").

Bedroom 3 3.4m x 2.6m (11'2" x 8'6").

Bedroom 4 3.0m x 2.9m (9'10" x 9'6").

Bathroom 3.1m x 1.9m (10'2" x 6'3").





KEY FEATURES

- This is an executive style residence that has been built in recent years with attention to space and light throughout.
- The property is located on a large c.1 acre site that has spacious landscaped lawns and mature hedging.
- The subject property is 1 of 5 houses that were constructed in recent years in a rural development which is accessed via a private service road which further enhances its safety and exclusivity.
- Although the property is located on a rural location with stunning views from front and rear, it is also conveniently situated along the Mullagh/Virginia Rd with both towns located only 2.7km and 7.6km respectively away.
- The picturesque Mullagh lake is a short drive or walking distance from the property.
- With Mullagh town being Cavan's most southernly based town the property offers purchasers idyllic country living yet within 1 hour drive to Dublin City.
- Large Detached Garage (7.5m x 6.7m)
- Large attic area that has been floored and suitable for conversion
- Tarmac Driveway
- Oil Fired central Heating
- Biocycle Sewerage System
- Private well water supply
- Year of construction : 2003

BER DETAILS

BER: C2

BER No: 102742111

Energy Performance Indicator: 178.05 kWh/m²/yr

FURTHER INFORMATION/VIEWING

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

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