



**72 Fairgreen Park, Mullagh, Co. Cavan**

**A82 X3Y6**

Asking Price: €190,000



**BER C2**

**DNG**  
DOMINICK & NEWMAN CONDO

**O'DWYER**

## DESCRIPTION

DNG O'Dwyer are excited to bring to the market this Beautiful 3 Bedroom Semi Detached Residence in the Popular Residential Development known as Fairgreen Park.

## ACCOMMODATION

**Entrance Porch** 1.1m x 1.1m (3'7" x 3'7").

**Hall** 2.2m x 2.0m (7'3" x 6'7").

**Sitting Room** 4.9m x 3.7m (16'1" x 12'2").

**Kitchen/dining room** 4.9m x 3.5m (16'1" x 11'6").

**WC** 1.5m x 1.4m (4'11" x 4'7").

**Landing** 1.1m x 1.8m (3'7" x 5'11").

**Bedroom 1** 4.9m x 3.7m (16'1" x 12'2").

**En Suite** 1.9m x 1.6m (6'3" x 5'3").

**Bedroom 2** 2.9m x 2.5m (9'6" x 8'2").

**Bedroom 3** 3.8m x 2.3m (12'6" x 7'7").

**Bathroom** 1.9m x 1.7m (6'3" x 5'7").

## KEY FEATURES

- This is an opportunity to acquire a turn key property that has been decorated and maintained to the highest of standards throughout.





- Mullagh village is a bustling & picturesque centre located within about a mile or so of the Meath/Cavan border. It serves as a service centre for both villagers & their rural neighbours from the surrounding principally agriculturally based hinterland alike.
- As well as offering a range of local retailing outlets and hostelrys including convenience stores, pharmacy, Kilian's Lodge Hotel, filling station, several public houses & other service businesses the village has a primary school, churches (both RC & C of I), a heritage centre, GAA grounds & playground but to mention a few of the facilities. There is an abundance of outdoor adventures in the area including walking, hiking & water pursuits to include fishing, swimming & boating with Mullagh Lake which contains many rare plants being a short walk from the village. A lay-by & seating area along the lakeshore allows one sit, picnic & overlook the water which is flanked by farmland.
- The nearby towns of Virginia (7.25 miles/11.6km), Kells (7 miles/11.2km), Baileborough (8.25 miles/13.2km) & Navan (16 miles/25.6km) provide for a spectrum of national retailers as well as an excellent choice of post-primary schools. The M3 motorway will greatly enhance the appeal of the area from a commuter prospective with a journey time of about 45 minutes from the property to the Blanchardstown Centre . Dublin Airport is about 49 miles from the property.
- Maintenance free enclosed garden with flag stone paving.
- Oil Fired Central Heating
- Double Cobblelock Paved Driveway
- Galvanised garden shed wired and plumbed
- Alarm System installed

### BER DETAILS

BER: C2

BER No: 107264079

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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