



**Clonkeefy, Ballyjamesduff, Co. Cavan**

**A82H519**

Asking Price: €575,000



**BER B3**

DOUGLAS NEWMAN GOOD  
**DNG**  
**O'DWYER**



## DESCRIPTION

DNG O'DWYER ARE PRIVILEGED TO BRING TO THE MARKET THIS MAGNIFICENT 7 BEDROOM DETACHED DORMER BUNGALOW (402m<sup>2</sup>) ON 2.1 ACRES

## ACCOMMODATION

**Entrance Hall** 7.3m x 4.5m (23'11" x 14'9").

**Sitting Room** 7.6m x 4.3m (24'11" x 14'1").

**Kitchen** 7.8m x 5.5m (25'7" x 18'1").

**Utility Room** 5.1m x 3.4m (16'9" x 11'2").

**Sun room** 4.2m x 3.9m (13'9" x 12'10").

**Bedroom 1** 4.1m x 4.0m (13'5" x 13'1").

**Ensuite Bathroom** 2.8m x 1.5m (9'2" x 4'11").

**Bedroom 2** 7.0m x 3.8m (23' x 12'6").

**Ensuite Bathroom** 3.8m x 1.1m (12'6" x 3'7").

**Bedroom 3** 4.0m x 2.9m (13'1" x 9'6").

**Bedroom 4** 4.0m x 3.5m (13'1" x 11'6").

**Ensuite Bathroom** 2.2m x 0.8m (7'3" x 2'7").

**Bathroom** 4.0m x 2.1m (13'1" x 6'11").





**Landing** 6.8m x 6.0m (22'4" x 19'8").

**Bedroom 5** 10.5m x 6.5m (34'5" x 21'4").

**Ensuite Bathroom** 3.9m x 1.1m (12'10" x 3'7").

**Bedroom 6** 6.3m x 4.5m (20'8" x 14'9").

**Ensuite Bathroom** 3.1m x 1.2m (10'2" x 3'11").

**Bedroom 7** 6.2m x 3.2m (20'4" x 10'6").

**Ensuite Bathroom** 2.1m x 1.7m (6'11" x 5'7").



### KEY FEATURES

- Introducing a stunning and spacious modern detached dormer bungalow house located in the serene countryside in the parish of Castlerahan.
- Boasting an impressive 402 square meters (437ft<sup>2</sup>) of living space, this property offers the perfect blend of tranquillity and accessibility.
- With seven bedrooms, two reception rooms, and seven bathrooms, there is ample room for a large family or for entertaining guests.
- The property is situated on an exceptional 2.1 acres site complete with beautifully landscaped lawns and patio area that exude peaceful ambiance throughout providing space to enjoy the outdoors and soak in the picturesque surroundings.
- To the perimeter the boundaries retain mature hedging and trees that further add to the privacy of the site.
- On approach to the property you access the site via stone built entrance piers with automated wrought iron gates that extend to a dual sweeping driveway leading to the dwelling as well as the adjoining detached garage.
- The detached Garage (8.3m x 5.3m) and adjoining Store room (5.0m x 3.7m).





- Concrete floors to both levels
- Oil Fired Central Heating
- Biocycle Sewerage System
- Group Water Scheme
- Year of Construction : 2004
- Don't miss the opportunity to own this exquisite rural retreat that offers a harmonious balance of comfort and luxury.

### **BER DETAILS**

BER: B3

BER No: 118328475

Energy Performance Indicator: 125.52 kWh/m2/yr

### **ASKING PRICE**

Asking Price: €575,000

### **FURTHER INFORMATION/VIEWING**

By appointment with the sole selling agent DNG.

For further information please contact:

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