



Ballynamona, Bailieborough, Cavan

A82 K091

Asking Price: €250,000



BER D1

DOUGLAS NEWMAN CONDO
DNG
O'DWYER

DESCRIPTION

DNG O'Dwyer are delighted to bring to the market this Attractive 4 Bedroom Two Storey Residence with detached garage. Located just off the Bailieborough/Tierworker Road.

ACCOMMODATION

Entrance Hall 4.2m x 1.9m (13'9" x 6'3").

Sitting Room 4.5m x 4.2m (14'9" x 13'9").

Kitchen/Dining room 4.7m x 6.1m (15'5" x 20').

Utility Room 3.3m x 1.6m (10'10" x 5'3").

WC 0.8m x 1.9m (2'7" x 6'3").

Living Room/Office 4.6m x 3.0m (15'1" x 9'10").

Landing 1.8m x 2.6m (5'11" x 8'6").

Bedroom 1 3.6m x 3.2m (11'10" x 10'6").

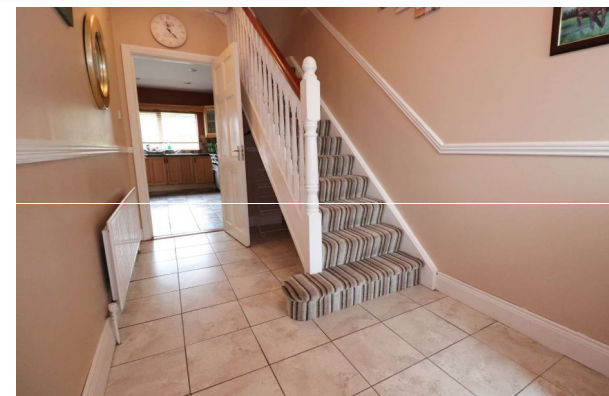
En Suite 1.2m x 2.3m (3'11" x 7'7").

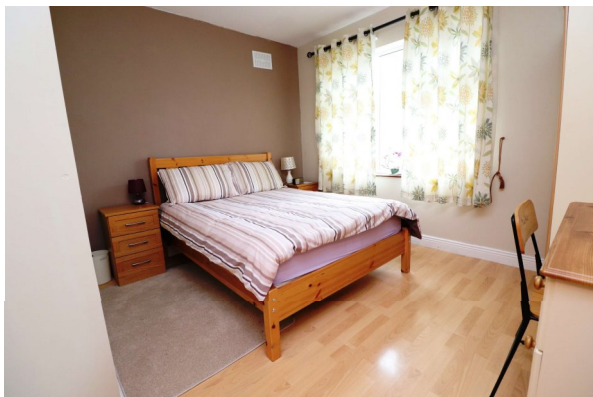
Bedroom 2 3.2m x 3.5m (10'6" x 11'6").

Bedroom 3 3.2m x 2.6m (10'6" x 8'6").

Bedroom 4 3.7m x 2.3m (12'2" x 7'7").

Bathroom 2.3m x 1.4m (7'7" x 4'7").





KEY FEATURES

- Located on a large 0.79 acre site & just off the Bailieborough/Tierworker Road, only a short walk to Ballinamoney Primary School.
- This is a 4 bedroom two storey dwelling constructed, decorated and maintained to a good standard throughout, attractively designed with brick Front Facade.
- Residence is located on spacious and level site in a quiet rural location just off the Bailieborough/Tierworker Road & approx. 4 km from Bailieborough Town.
- Large 0.87 hectares / 2.15 acre plot (folio CN17710F) to rear of dwelling optional to purchase for €12,000.
- Gravelled Driveway with Entrance Fencing & Automated Wood Gates.
- Detached Garage (7.9m x 4.7m) with power supply & attic conversion (7.9m x 4.7m)
- Large mature Gardens to front & rear which have been well maintained & finished with Mature Shrubbery and hedging to enhance the privacy of the site. Gardens also include hen house, paved patio area, Decking area, garden steps & various flower beds.
- Double Glazed UPVC Windows.
- Dual Central heating which includes Oil & back boiler in stove.
- Bio Cycle Sewage Unit
- Group Water Scheme
- Folio : CN17453F

BER DETAILS

BER: D1

BER No: 108079765

Energy Performance Indicator: 246.38 kWh/m²/yr

FURTHER INFORMATION/VIEWING

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

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