



**Lavagh, Ballyheelin, Kilnaleck, Co. Cavan**

**A82X3K5**

Asking Price: €385,000



**BER B2**

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



## DESCRIPTION

DNG O'DWYER ARE THRILLED TO BRING TO THE MARKET THIS STUNNING 4 BEDROOM DETACHED RESIDENCE ON 0.74 ACRES LOCATED JUST OFF THE BALLYJAMESDUFF/GRANARD RD.

## ACCOMMODATION

**Entrance Hall** 5.6m x 2.6m (18'4" x 8'6").

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

**Living Room** 5.8m x 3.9m (19' x 12'10").

**Kitchen** 7.6m x 4.7m (24'11" x 15'5").

**Utility Room** 3.2m x 1.7m (10'6" x 5'7").

**Bedroom 1** 3.9m x 3.2m (12'10" x 10'6").

**Shower Room** 2.6m x 1.8m (8'6" x 5'11").

**Landing** 3.8m x 2.0m (12'6" x 6'7").

**Bedroom 2** 5.9m x 3.9m (19'4" x 12'10").

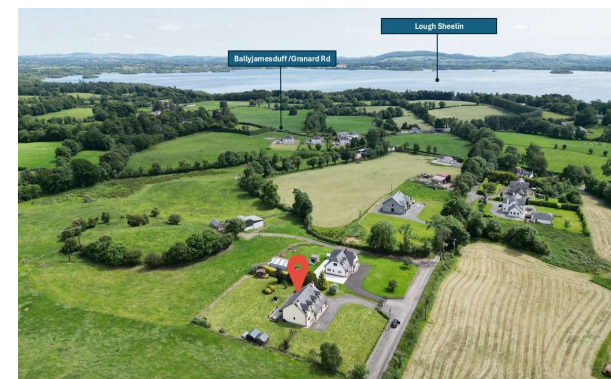
**Ensuite Bathroom** 2.9m x 2.1m (9'6" x 6'11").

**Walk in Wardrobe** 2.9m x 1.5m (9'6" x 4'11").

**Bedroom 3** 4.1m x 2.9m (13'5" x 9'6").

**Bedroom 4** 5.9m x 3.9m (19'4" x 12'10").

**Bedroom 5** 5.9m x 3.9m (19'4" x 12'10").





**Bathroom** 2.7m x 2.5m (8'10" x 8'2").

### KEY FEATURES

- Nestled in the picturesque countryside of Ballyheelin in the outskirts of Kilnaleck town and close to the Cavan/Longford border, this modern second-hand detached house offers a tranquil retreat away from the hustle and bustle of city life.
- Boasting a generous 238 sq m of living space, this property features 5 bedrooms, 2 reception rooms, and 3 bathrooms, providing ample room for a growing family or those who love to entertain.
- The house is flooded with natural light, creating a bright and inviting atmosphere throughout.
- The property is well-maintained and exudes a sense of luxury, with a secluded garden perfect for relaxing or outdoor dining.
- Situated on 0.74 acres of manicured lawns complete with garden office, there is ample space for outdoor activities or potential expansion.
- With off-street parking available, this spacious and modern home is the ideal countryside retreat for those seeking a peaceful lifestyle.
- Year of Construction : 2005
- Group Water Supply
- Biocycle Sewerage System
- Oil Fired Central Heating

### BER DETAILS

BER: B2

BER No: 118522093

Energy Performance Indicator: 114.08 kWh/m2/yr

### FURTHER INFORMATION/VIEWING

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

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