



7 Islean, Ballyjamesduff, Co. Cavan

A82HY94

Asking Price: €240,000



BER C2

DOUGLAS NEWMAN GOOD
DNG

O'DWYER

DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING THE MARKET THIS WELL PRESENTED 4 BEDROOM SEMI DETACHED RESIDENCE IN THE SMALL SCALE DEVELOPMENT OF ISLEAN CLOSE TO BALLYJAMESDUFF TOWN CENTRE

ACCOMMODATION

Entrance Hall 5.0m x 1.8m (16'5" x 5'11").

Sitting Room 4.2m x 5.0m (13'9" x 16'5").

Kitchen/dining room 3.8m x 7.4m (12'6" x 24'3").

Utility Room 1.8m x 3.8m (5'11" x 12'6").

Living Room 4.7m x 3.0m (15'5" x 9'10").

WC 0.9m x 1.5m (2'11" x 4'11").

Landing 3.9m x 2.8m (12'10" x 9'2").

Bedroom 1 2.9m x 3.4m (9'6" x 11'2").

Ensuite Bathroom 3.0m x 1.2m (9'10" x 3'11").

Bedroom 2 2.9m x 2.4m (9'6" x 7'10").

Bedroom 3 2.4m x 2.8m (7'10" x 9'2").

Bedroom 4 4.1m x 3.1m (13'5" x 10'2").

Bathroom 1.8m x 1.9m (5'11" x 6'3").





KEY FEATURES

- Spacious 4-bedroom semi-detached house located in the picturesque town of Ballyjamesduff in South Cavan and close to the Cavan /Meath border.
- This modern property boasts a generous 134 sq m of living space, perfect for a growing family. The house comprises of 2 reception rooms, 3 bathrooms, and ample storage throughout. The property is well-maintained and offers a comfortable and stylish living environment.
- The dwelling is located in a small development of only 14 houses with the subject property retaining a cul-de-sac location within same thus further adding to its quiet location in an urban setting.
- The house is also situated in a convenient location only a short walk to Ballyjamesduff town centre with easy access to local amenities, schools, and transport links.
- The property also features a lovely garden, ideal for outdoor relaxation and entertaining, as well as off-street parking for added convenience.
- Spacious front and rear garden with long private driveway
- Oil Fired Central Heating
- Mains Water
- Mains Sewerage
- Year of construction : 2003
- Don't miss out on the opportunity to call this house your home. Contact us today to arrange a viewing and make this property your own.

BER DETAILS

BER: C2
BER No: 104805080
Energy Performance Indicator: kWh/m2/yr

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:
Damian Keogan,
049 854 7622
dkeogan@dng.ie