



15 Riverrun, Lough Dooley, Belturbet, Co. Cavan

Asking Price: €295,000



BER **C2**

DOUGLAS NEWMAN COOP
DNG

O'DWYER

DESCRIPTION

DNG O'DWYER ARE PRIVILEGED TO BRING TO THE MARKET THIS STUNNING DETACHED 3 BEDROOM RESIDENCE IN THE RENOWNED DEVELOPMENT KNOWN AS 'RIVERRUN' THAT IS ALONG THE BANKS AND OVERLOOKING THE SHANNON/ERNE WATERWAY.

ACCOMMODATION

Kitchen 2.9m x 2.7m (9'6" x 8'10").

Utility Room 2.7m x 1.6m (8'10" x 5'3").

Dining Room 2.7m x 2.5m (8'10" x 8'2").

Sitting Room 6.0m x 4.3m (19'8" x 14'1").

Bedroom 1 4.2m x 3.9m (13'9" x 12'10").

Ensuite Bathroom 2.8m x 2.0m (9'2" x 6'7").

Bedroom 2 4.2m x 3.1m (13'9" x 10'2").

Shower Room 2.8m x 1.9m (9'2" x 6'3").

Loft/Living room 6.2m x 5.3m (20'4" x 17'5").

Bedroom 3 4.2m x 4.6m (13'9" x 15'1").

Ensuite Bathroom 3.4m x 1.8m (11'2" x 5'11").

BER DETAILS

BER: C2

BER No: 114495898

Energy Performance Indicator: 181.56 kWh/m²/yr





KEY FEATURES

- Introducing this stunning detached house located in the charming and renowned development known as Riverrun in the outskirts of Belturbet town.
- With its location offering a haven of peace and tranquillity set along the riverbanks of the Shannon Erne Waterway within a private gated development. Surrounded by approx. 70 acres of parklands with access to fishing and boating, the property offers an ideal retreat set against a stunning backdrop.
- This beautiful property boasts 3 bedrooms, 2 reception room, and 3 bathrooms spread across a spacious 165 square meters.
- The house exudes a bright and comfortable atmosphere, with stunning views over the nearby waterway, making it an inviting place to call home.
- Impeccably maintained, this property offers a luxurious living experience with modern amenities throughout.
- Along with its proximity to the River Erne, Riverrun is situated on the outskirts of Belturbet just 15 minutes outside Cavan and 10 minutes from Ballyconnell.
- The development originally designed as a holiday home complex offered a luxurious range of detached villas and terraced homes that has evolved into a mixed use development of holiday homes and full time residents.
- Its close vicinity to the N3 primary route means Dublin is only a 90 minute drive away. Castle Saunderson and the Slieve Russel have lovely walks and an 18 hole Golf Course which is very close by. While Cuilcagh Boardwalk which is nicknamed the Stairway to Heaven is approximately 30 minutes away.
- The dwelling is also within a short walk to the onsite jetty with the property retaining a Berth (no.50) along same
- It is impossible not to want to explore the Shannon Erne waterway by boat. But there are also lovely marked walkways and cycle paths along the water's edge, making these homes perfect for a holiday on land or water.
- Enjoy the scenic views from the patio, perfect for relaxing or entertaining guests.
- Gas Central Heating
- On Site water and sewerage facility.
- Contact us today to arrange a viewing and experience the charm of this delightful property firsthand.