

# 47 The Drumlins, Virginia, Co. Cavan A82A9P1

Asking Price: €295,000





### DESCRIPTION

DNG O'DWYER ARE THRILLED TO BRING TO THE MARKET THIS MAGNIFICENT 4 BEDROOM SEMI DETACHED IN THE HIGHLY POPULAR DEVELOPMENT OF THE DRUMLINS.

## ACCOMMODATION

Entrance Hall 5.1m x 2.3m (16'9" x 7'7").

**Sitting Room** 5.8*m x* 4.1*m* (19' *x* 13'5").

**Kitchen/dining room** 6.2*m* x 6.4*m* (20'4" x 21').

**Utility Room** 2.0m x 1.8m (6'7" x 5'11").

**WC** 1.6m x 1.5m (5'3" x 4'11").

**Landing** 3.2m x 2.7m (10'6" x 8'10").

**Bedroom 1** 4.5m x 3.5m (14'9" x 11'6").

**Ensuite Bathroom** 2.3m x 2.0m (7'7" x 6'7").

**Bedroom 2** 3.7m x 2.8m (12'2" x 9'2").

**Bedroom 3** 3.3m x 3.2m (10'10" x 10'6").

**Bedroom 4** 3.7m x 3.2m (12'2" x 10'6").

**Bathroom** 2.3m x 2.2m (7'7" x 7'3").



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### **KEY FEATURES**

• This is one of a small selection of semi detached residences, built in the popular residential development known as The Drumlins, located along the Virginia/Bailieborough Road & only a short distance from local National School, Church, shops etc.

- The subject property is located in a small and quiet enclave within the development.
- Property is finished & maintained to the high standard throughout.
- Built in recent years this residence is of spacious dimensions and modern regulations.
- Brick Paved Driveway.
- Maintenance Free Red Brick Front exterior with yellow nap plaster finish.
- Natural Gas Central Heating
- Mains Water & Sewage
- Year of Construction : 2004

### **BER DETAILS**

BER: C1 BER No: 111658753 Energy Performance Indicator: 173.42 kWh/m2/yr



**ASKING PRICE** Asking Price: €295,000

# FURTHER INFORMATION/VIEWING

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

PSL No. 1558

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