

# 7 Brookville, Mullagh, Co. Cavan

**A82** 

Asking Price: €245,000









# O'DWYER

## **DESCRIPTION**

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS OUTSTANDING 4 BEDROOM TWO STOREY SEMI DETACHED IN THE POPULAR DEVELOPMENT OF BROOKVILLE.

#### **ACCOMMODATION**

**Entrance Hall** 6.5m x 2.7m (21'4" x 8'10").

**Sitting Room** 5.0m x 4.0m (16'5" x 13'1").

**Kitchen** 5.5m x 3.0m (18'1" x 9'10").

**Dining/Living Room** 4.2m x 3.0m (13'9" x 9'10").

**Utility Room** 2.9m x 1.4m (9'6" x 4'7").

**WC** 1.4m x 0.7m (4'7" x 2'4").

**Bedroom 1** 4.8m x 2.9m (15'9" x 9'6").

**Landing** 3.0m x 1.4m (9'10" x 4'7").

**Bedroom 2** 3.5m x 3.4m (11'6" x 11'2").

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

**Bedroom 3** 4.2m x 2.1m (13'9" x 6'11").

**Bedroom 4** 4.0m x 3.0m (13'1" x 9'10").

**Bathroom** 2.9m 2.8m (9'6" 9'2").

















#### **KEY FEATURES**

- We are delighted to present this modern and spacious semi-detached house located in the charming town of Mullagh on the Cavan/Meath border.
- This second-hand property offers a generous living space of approximately 140m², making it an ideal family home.
- Upon entering, you will be greeted by a bright and welcoming hallway leading to the main reception rooms. The house boasts two reception rooms, perfect for entertaining guests or relaxing with the family. The well-appointed kitchen is equipped with modern appliances and offers ample storage space.
- The property comprises four bedrooms, providing plenty of room for a growing family or guests. The master bedroom features an en-suite bathroom, while the remaining bedrooms are serviced by two additional bathrooms. Each room is designed to offer comfort and tranquillity.
- Outside, a maintenance free garden provides a wonderful space for outdoor activities or simply enjoying the fresh air.
- Brick Paved Driveway to the front of the property that offers off-street parking for 2 vehicles that is also secured with wrought iron entrance gates.
- With its desirable location in a small development within a short walk of Mullagh town and all its amenities. this coupled with its impressive features, makes this property a must-see for those seeking a new home in Co. Cavan. Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing.
- Oil Fired Central Heating
- Mains Water Supply & Sewerage
- Year of construction: 2000

# **BER DETAILS**

BER: B3

BER No: 107458671

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

DNG O'Dwyer for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No per in the employment of DNG O'Dwyer has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Dwyer accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstate ment) loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.