



The Grove, Ballyheelan, Co. Cavan

A82N9F3

Asking Price: €370,000



BER B2

DOUGLAS NEWMAN CONN
DNG
O'DWYER

DESCRIPTION

DNG O'Dwyer are thrilled to bring to market this fabulous 4 bedroom detached residence with detached garage on large site. Located just 3.5km from the Village of Kilnaleck & adjacent to local primary school & creche.

ACCOMMODATION

Entrance Hall 2.6m x 4.3m (8'6" x 14'1"). Tiled Floor, Solid Wood Staircase

Sitting Room 4.3m x 3.8m (14'1" x 12'6"). Wooden Flooring, Open Fire with Black surround

Living Room 3.8m x 5.0m (12'6" x 16'5"). Tiled Floor, Solid Fuel Stove, Double doors to kitchen / dining room,

Kitchen / Dining Room 6.6m x 4.0m (21'8" x 13'1"). Built in kitchen units, Tiled floor, spotlights in ceiling, Double doors to living room

Conservatory 3.6m x 3.0m (11'10" x 9'10"). Tiled Floor, French doors to rear garden

Utility Room 4.0m x 2.0m (13'1" x 6'7"). Built in units, Tiled Floor

Toilet 2.7m x 1.5m (8'10" x 4'11"). Tiled Floor to Ceiling

Storage Closet 1.3m x 1.4m (4'3" x 4'7"). Tiled Floor

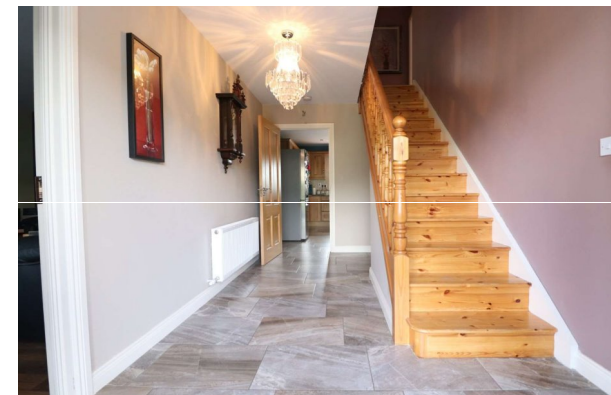
Landing 5.6m x 2.4m (18'4" x 7'10"). Wooden Flooring, Staircase to second floor

Bedroom 1 3.8m x 3.4m (12'6" x 11'2"). Wooden Flooring, Walk in wardrobe (1.6m x 1.7m)

En Suite 1.6m x 1.9m (5'3" x 6'3"). Tiled Floor to ceiling

Bedroom 2 3.7m x 3.4m (12'2" x 11'2"). Wooden Flooring

Bedroom 3 4.2m x 3.8m (13'9" x 12'6"). Wooden Flooring





Bedroom 4 3.4m x 3.8m (11'2" x 12'6"). Wooden Flooring

Bathroom 2.6m x 3.1m (8'6" x 10'2"). Tiled Floor to Ceiling

Converted Attic 10.2m x 3.0m (33'6" x 9'10"). Wooden Flooring

KEY FEATURES

- This is a beautiful dwelling that has been maintained and decorated to a very high standard throughout.
- The property is located in the parish of Ballymachugh with Primary School, Church, Creche & Pub just a short walk away. Situated just 3.5km from the Village of Kilnaleck and within easy access to the Ballyjamesduff / Granard Road (R194) which are situated only 11.5km and 14.1km away respectively.
- The large towns of Cavan & Virginia are 20 minute drive away & Dublin City is approximately 90 minute drive from the property.
- The said gardens to the dwelling have been beautifully landscaped & manicured & there is a local stream which runs to the back boundary of the property.
- The boundaries are planted with decorative hedging & the garden is finished with lighting, stone piers & wooden gates.
- The exterior of the property is finished with plastered exterior finish & the grounds are finished with tarmacadam driveway & Large Detached garage.
- The property is presented in walk in condition & would make an ideal family home.
- Extra land available (subject to negotiation).
- Oil Fired & Solid Fuel Central Heating.
- Private Well Water Supply & Biocycle Sewerage System
- Folio : Part of CN23354F



BER DETAILS

BER: B2

BER No: 115000754

Energy Performance Indicator: 116.95 kWh/m2/yr

FURTHER INFORMATION/VIEWING

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

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