



Michael Fitzpatrick
ARCHITECTS



Possible Option 1 – Page number 3-5

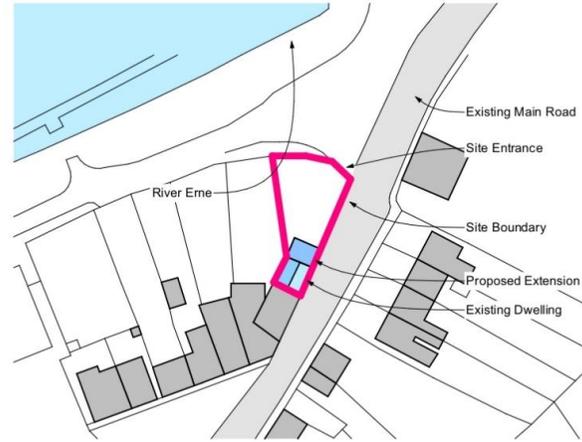
Possible Option 2 – Page Number 6-8

Possible Option 3 – Page Number 9-10

SITE CHARACTERISTICS

The Site is located adjacent to the Belturbet marina with a fantastic view of the river Erne and the Marina. Other site characteristics include:

- Off street parking
- Access to River Erne
- Private garden with access from marina



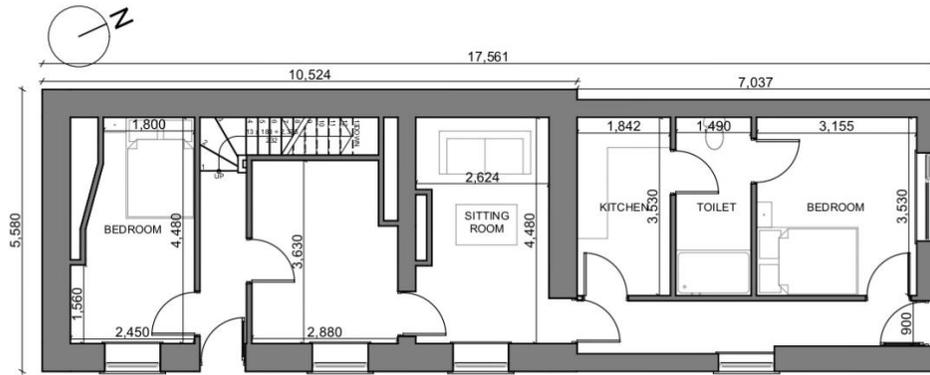
SITE LAYOUT PLAN



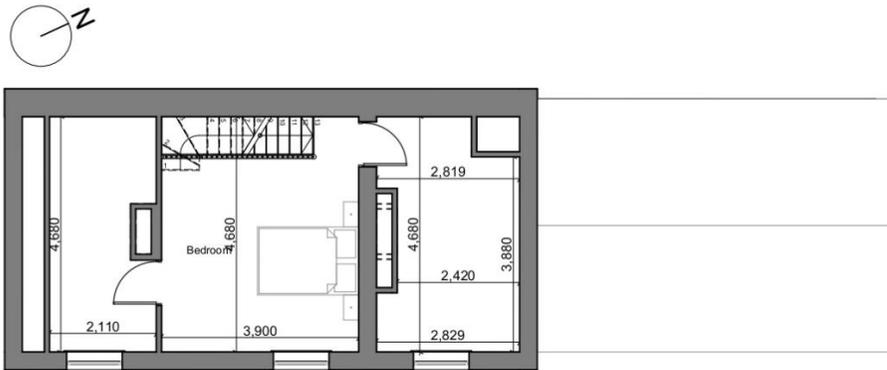
Existing Dwelling



Garden View



GROUND FLOOR PLAN



FIRST FLOOR PLAN

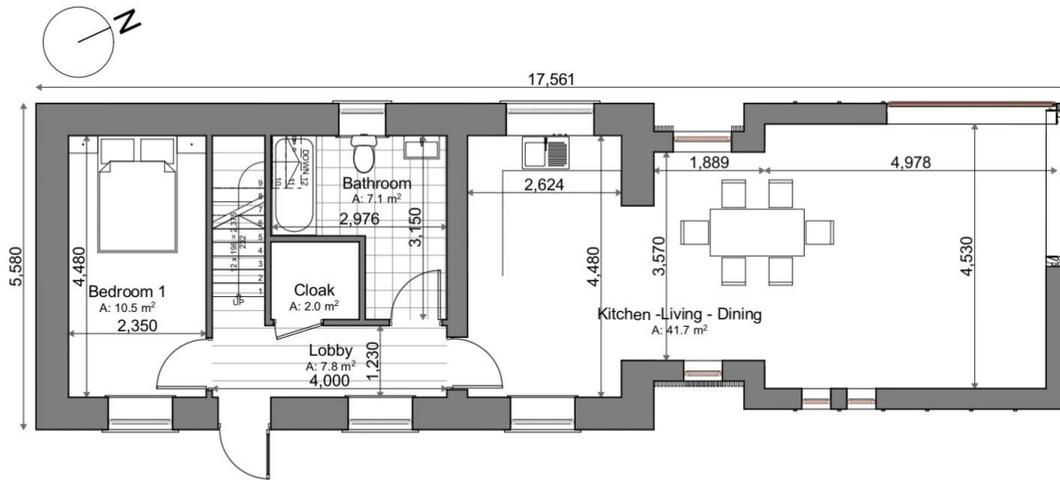


PROPERTY FEATURES

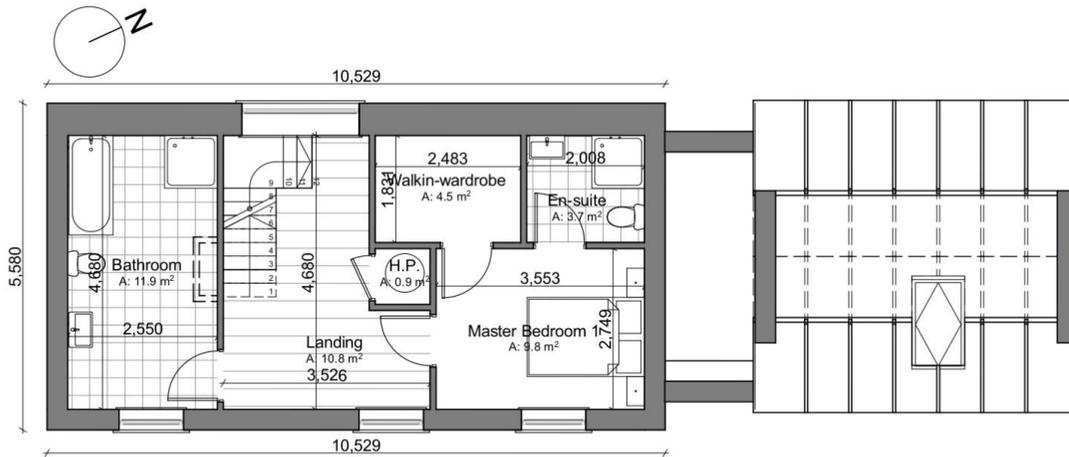
- Gateway site with development potential
- Site Access
- Private Garden
- Off street parking
- 2 storey 2 bedroom dwelling







GROUND FLOOR PLAN

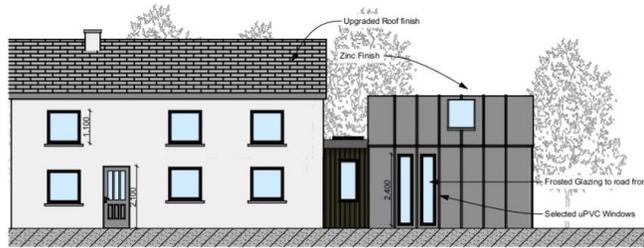


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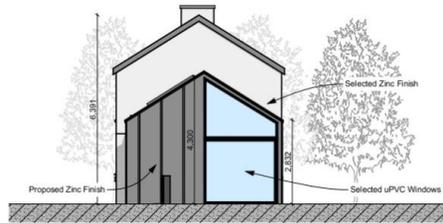


KEY FEATURES

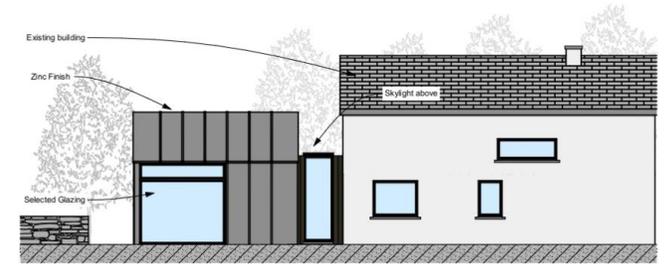
- Newly proposed refurbishment
- Designed by Michael Fitzpatrick Architects
- Extensive views of River Erne from development
- Off street secure parking
- Superior Location with great transport links
- Open plan Kitchen – Living –Dining
- 2 Bed Dwelling



FRONT ELEVATION



SIDE ELEVATION



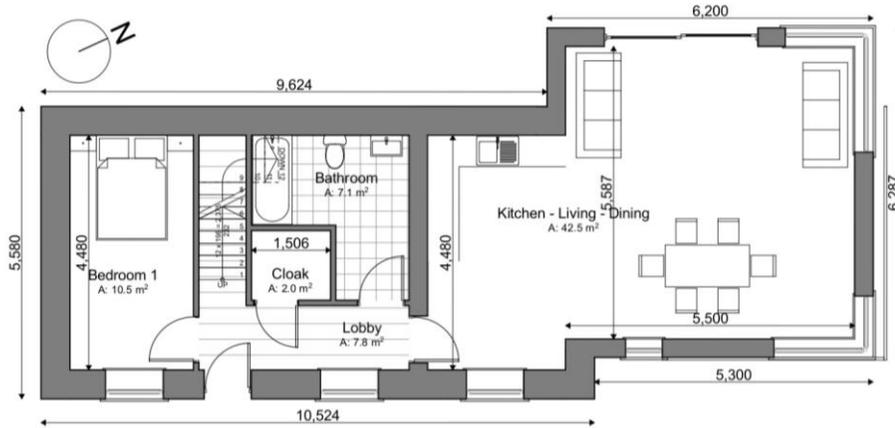
REAR ELEVATION



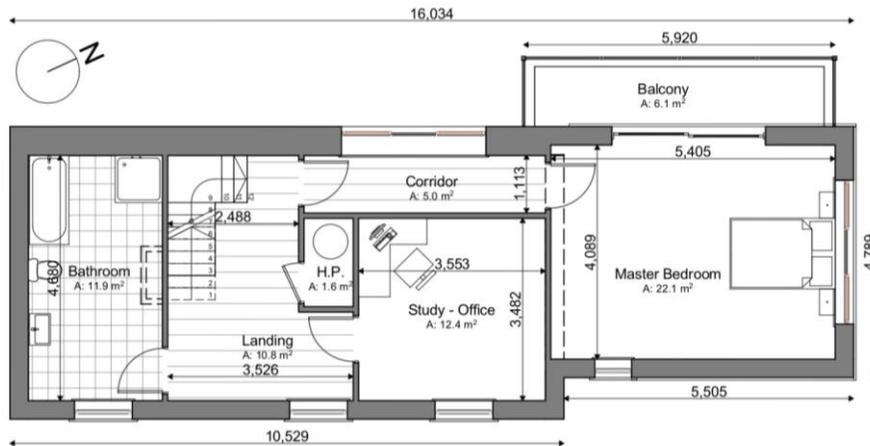


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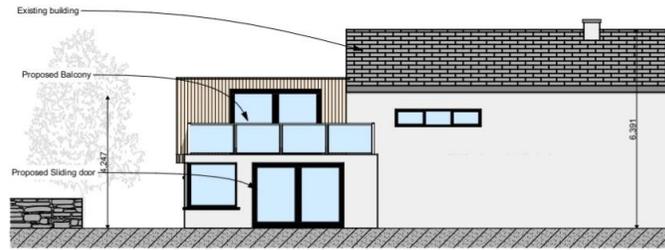


FIRST FLOOR PLAN





FRONT ELEVATION



REAR ELEVATION



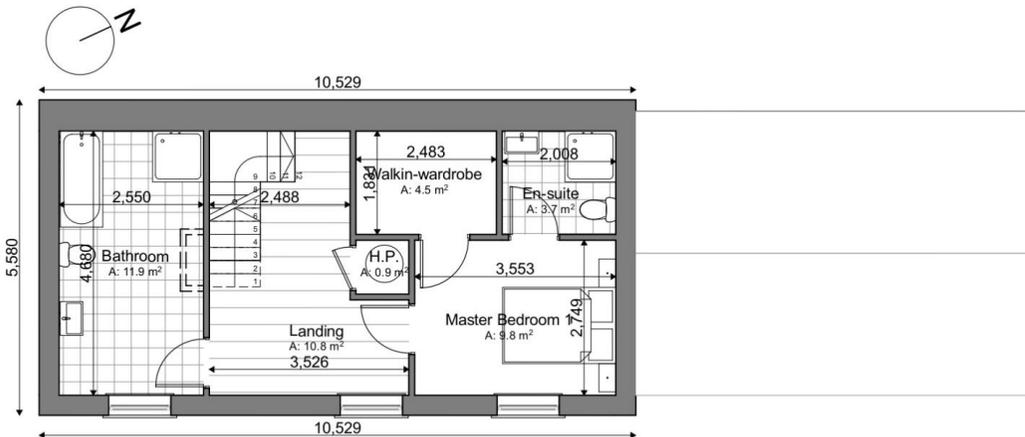
SIDE ELEVATION







GROUND FLOOR PLAN



FIRST FLOOR PLAN



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LOCATION

An abundance of nearby recreational activities are close by including Killykeen Forrest park, Cabra castle, Cavan golf course, River Erne and Farnham Estate.

There are also a host of other sporting activities in the surrounding area, including rugby, soccer, GAA, hockey, a number of boating locations.



Killykeen Forrest Park



Cabra Castle



Cavan Golf Course



River Erne



Farnham Estate