



Enagh, Lisduff, Virginia, Cavan

A82N7D4

Asking Price: €625,000



BER B2

DONALDAS NEWMAN CONDO
DNG
O'DWYER

DESCRIPTION

DNG O'Dwyer are Immensely Proud to bring to this market this Sumptuous 5 Bedroom Three Storey Detached Residence on 1 acre.

ACCOMMODATION

Entrance Hall 3.4m x 4.9m (11'2" x 16'1").

Dining Room 4.5m x 4.0m (14'9" x 13'1").

Sun room 4.5m x 5.4m (14'9" x 17'9").

Living Room 6.2m x 4.3m (20'4" x 14'1").

Kitchen/breakfast area 7.4m x 7.1m (24'3" x 23'4").

Utility Room 3.8m x 3.3m (12'6" x 10'10").

Integrated Double Garage 7.3m x 7.5m (23'11" x 24'7").

Garage Loft 4.3m x 7.3m (14'1" x 23'11").

Bedroom 1 4.0m x 4.4m (13'1" x 14'5").

En suite 1.5m x 2.3m (4'11" x 7'7").

Landing 4.45m x 6.9m (14'7" x 22'8").

Bedroom 2 6.0m x 4.6m (19'8" x 15'1").

En Suite 2.1m x 1.8m (6'11" x 5'11").





Walk in Wardrobe 2.1m x 2.2m (6'11" x 7'3").

Bedroom 3 4.1m x 4.5m (13'5" x 14'9").

Bedroom 4 3.3m x 4.5m (10'10" x 14'9").

Bedroom 5 3.3m x 4.5m (10'10" x 14'9").

En Suite 1.5m x 2.1m (4'11" x 6'11").

Bathroom 3.1m x 2.9m (10'2" x 9'6").

Attic Conversion 13.5m x 5.1m (44'3" x 16'9").



KEY FEATURES

- This is a spectacular property that offers potential purchasers the opportunity to reside in unrivalled luxurious accommodation.
- The property has been decorated and maintained to the highest of standards both internally and externally, offering showhouse standards throughout.
- As well as the aforementioned accommodation standards the property is also exceptionally located just off the Main Virginia/Dublin Rd (N3) and along the Cavan/Meath border.
- This location offers majestic accommodation yet within easy access to local amenities as well as an easy commute to Dublin City which is located only 45 mins drive from the property and the M3 motorway being only 13.7km from the property.
- The local towns of Virginia, Mullagh and Kells are located 7.3km, 6.8km and 13.4km respectively away.
- The exterior of the property has been landscaped throughout with manicured lawns and mature shrubbery.
- The property is bordered to the front with feature stone walls with twin access via double entrance piers with wrought iron gates.
- The dwelling comprises of 357m² (3842ft²) of accommodation over 3 levels. the current owner presently accommodates the ground and first floor with 2nd floor used as storage but is suitable for additional living and bedrooms space.



- Tarmac driveway
- To the rear the double integrated garage opens onto a paved yard area that also fronts onto the purpose built garden shed.
- Large stone flagged patio and decking area to rear of dwelling.
- The said timber clad garden shed has been fully insulated and also suitable for conversion into a detached home office or home bar.
- The integrated double garage is of generous dimensions and fully fitted with automated garage doors. There is also a staircase that accesses a loft over the garage with both garage and loft also suitable for conversion to additional accommodation.
- Year of construction : 2003
- Biocycle Sewerage System
- Group Water Supply
- Geothermal Central Heating throughout
- Underfloor heating to all 3 levels

ASKING PRICE

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BER DETAILS

BER: B2

BER No: 114753163

Energy Performance Indicator: 123.51 kWh/m2/yr

FURTHER INFORMATION/VIEWING

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

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