



## Killeeter, Mullagh, Co. Cavan

**A82V1N2**

Asking Price: €420,000



**BER C1**

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**

## DESCRIPTION

DNG O'DWYER ARE HAPPY TO BRING TO THE MARKET THIS STUNNING 4 BEDROOM THREE STOREY DETACHED RESIDENCE ON 0.72 ACRES

## ACCOMMODATION

**Entrance Hall** 4.8m x 2.3m (15'9" x 7'7").

**Sitting Room** 5.2m x 3.8m (17'1" x 12'6").

**Sitting Room** 7.8m x 4.8m (25'7" x 15'9").

**Kitchen/dining room** 5.8m x 5.0m (19' x 16'5").

**Utility Room** 3.9m x 2.4m (12'10" x 7'10").

**Shower Room** 2.7m x 1.4m (8'10" x 4'7").

**Storage Closet** 1.4m x 1.1m (4'7" x 3'7").

**Landing** 5.7m x 2.9m (18'8" x 9'6").

**Bedroom 1** 4.8m x 3.8m (15'9" x 12'6").

**Ensuite Bathroom** 3.2m x 1.3m (10'6" x 4'3").

**Bedroom 2** 3.3m x 3.3m (10'10" x 10'10").

**Bedroom 3** 3.4m x 3.3m (11'2" x 10'10").





**Bedroom 4** 4.0m x 3.5m (13'1" x 11'6").

**Bathroom** 3.0m x 2.3m (9'10" x 7'7").

**Attic room** 6.2m x 3.7m (20'4" x 12'2").

### KEY FEATURES

- Nestled in the picturesque countryside in the outskirts of Mullagh in South Cavan, this stunning modern detached house offers a perfect blend of comfort and style.
- With a generous 222m<sup>2</sup> of living space over 3 levels, this property boasts four bedrooms, two reception rooms, three bathrooms plus an attic conversion. The house is well-maintained and exudes a contemporary charm that is sure to impress.
- The property is conveniently located only 3.2km from Mullagh town which is situated along the Cavan/Meath border which makes it an ideal location for country living yet within easy access to Dublin City which is 1 hour drive away.
- Enjoy the tranquil surroundings and breathtaking views from the spacious garden, complete with enclosed children's play area and landscaped throughout, perfect for relaxing or entertaining guests.
- The property is accessed via a sweeping tarmac driveway that is accessed by gated entrance piers. The property also features off-street parking and a detached garage for your convenience.
- With 2900 acres of land surrounding the house, you'll have plenty of space to explore and enjoy the great outdoors.
- Large Detached Garage (7.7m x 6.1m) which comes with roller doors & has full power throughout.
- Oil Fired Central Heating & back boiler in stove
- Biocycle Sewerage System.
- Group Water Supply.
- Folio : CN15183F
- Year of Construction : 2006
- Don't miss this opportunity to own a beautiful home in a peaceful rural setting. Contact us today to arrange a viewing.



## BER DETAILS

BER: C1

BER No: 101805190

Energy Performance Indicator: 166.29 kWh/m<sup>2</sup>/yr

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## FURTHER INFORMATION/VIEWING

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

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