



# 1 The Maples, Gortnakesh, Cavan

**H12E376**

Asking Price: €179,000



**BER** B3

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**



## DESCRIPTION

DNG O'DWYER ARE PLEASED TO PRESENT TO THE MARKET THIS ATTRACTIVE 3 BEDROOM TWO STOREY END OF TERRACE RESIDENCE IN A DEVELOPMENT OF ONLY 6 DWELLINGS

## ACCOMMODATION

**Entrance Hall** 4.4m x 1.7m (14'5" x 5'7").

**Sitting Room** 5.8m x 3.1m (19'x 10'2").

**Kitchen/dining room** 5.1m x 4.8m (16'9" x 15'9").

**WC** 1.6m x 1.4m (5'3" x 4'7").

**Landing** 2.8m x 2.5m (9'2" x 8'2").

**Bedroom 1** 4.6m x 3.0m (15'1" x 9'10").

**Ensuite Bathroom** 2.0m x 1.6m (6'7" x 5'3").

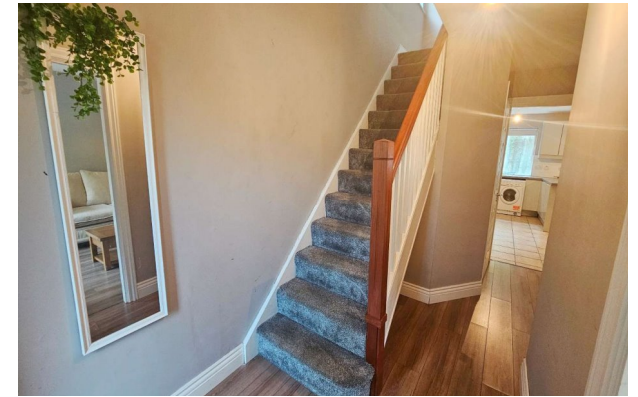
**Bedroom 2** 4.6m x 2.7m (15'1" x 8'10").

**Bedroom 3** 3.2m x 2.3m (10'6"x 7'7").

**Bathroom** 2.1m x 2.0m (6'11" x 6'7").

## KEY FEATURES

- Introducing this modern end-of-terrace house located in the Gortnakesh area of Cavan town.





- Boasting a generous 101 square meters of living space, this property offers a perfect blend of contemporary style and comfort.
- The property is only 1 of 4 dwellings that make up the small development known as The Maples.
- The development is just off the Cavan/Ballinagh road and a short drive to Cavan town centre with other local amenities such as Lidl etc a short walk from the subject property.
- The house comprises three bedrooms, one reception room, and three bathrooms, providing ample space for a growing family or those seeking a peaceful retreat.
- The property is characterised by its secluded location, offering a tranquil environment to unwind after a long day. With bright and airy interiors, the house has been meticulously maintained, ensuring a modern and inviting atmosphere throughout.
- Rear paved patio offering maintenance free exterior
- Oil Fired central heating
- Mains Water Supply
- Mains Sewerage
- Year of construction : 2002
- Additionally, off-street parking adds convenience for residents. Don't miss the opportunity to make this well-appointed property your new home. Contact us today to arrange a viewing.

### BER DETAILS

BER: B3

BER No: 117739037

Energy Performance Indicator: 141.31 kWh/m<sup>2</sup>/yr

### FURTHER INFORMATION/VIEWING

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

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