



**Dublin Road, Rahardrum, Virginia, Cavan**

**A82 YE37**

Asking Price: €295,000



**BER C2**

**DNG**  
DOMINICK & NEWMAN CONDO

**O'DWYER**

Dublin Road, Rahardrum, Virginia, Cavan **A82 YE37**

## DESCRIPTION

DNG O'Dwyer are delighted to bring to the market this Established 3 Bedroom Semi Detached Bungalow within Walking Distance of Virginia Town Centre

## ACCOMMODATION

**Entrance Hall** 8.1m x 1.8m (26'7" x 5'11").

**Sitting Room** 4.2m x 4.8m (13'9" x 15'9").

**Kitchen** 6.5m x 5.2m (21'4" x 17'1").

**Utility Room** 1.9m x 4.3m (6'3" x 14'1").

**Living Room** 6.5m x 5.2m (21'4" x 17'1").

**Sun room** 3.2m x 5.0m (10'6" x 16'5").

**Bedroom 1** 4.1m x 3.8m (13'5" x 12'6").

**En Suite** 2.1m x 1.6m (6'11" x 5'3").

**Bedroom 2** 3.8m x 2.9m (12'6" x 9'6").

**En Suite** 2.0m x 1.5m (6'7" x 4'11").

**Bedroom 3** 4.3m x 4.1m (14'1" x 13'5").

**En Suite** 0.9m x 2.6m (2'11" x 8'6").

**Bathroom** 4.4m x 2.6m (14'5" x 8'6").





### KEY FEATURES

- This is a traditional stone built cottage that has been spaciouly extended and refurbished in recent years.
- The property now offers modern accommodation with spacious dimension that extend to 177m<sup>2</sup> with 3 bedrooms all with en suites.
- The property retains an exceptional location along the Main Virginia/Dublin Rd (N3) thus enabling a perfect location for easy access to the main Dublin thoroughfare and local bus service.
- The property is only 10 minutes walk from all of Virginia's amenities.
- South/west facing rear garden with views over local countryside.
- Maintenance free exterior with large spacious yard that allows vehicular access via automated gates with keypad access.
- Security Alarm System installed
- Mains Water Supply
- Mains Sewerage.
- Natural Gas Central Heating



### BER DETAILS

BER: C2

BER No: 114353675

Energy Performance Indicator: 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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