



## Coragh, Ballyjamesduff, Co. Cavan

**A82FT51**

Asking Price: €320,000



**BER** B3

DOUGLAS NEWMAN GOOD  
**DNG**

**O'DWYER**



## DESCRIPTION

DNG O'DWYER ARE EXCITED TO BRING TO THE MARKET THIS SECLUDED DETACHED 4 BEDROOM DORMER BUNGALOW ON 0.47 ACRES IN THE OUTSKIRTS OF BALLYJAMESDUFF TOWN

## ACCOMMODATION

**Entrance Hall** 4.4m x 3.8m (14'5" x 12'6").

**Sitting Room** 6.5m x 4.5m (21'4" x 14'9").

**Kitchen** 4.3m x 3.8m (14'1" x 12'6").

**Utility Room** 4.7m x 3.5m (15'5" x 11'6").

**WC** 1.7m x 1.6m (5'7" x 5'3").

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

**Ensuite Bathroom** 1.7m x 1.3m (5'7" x 4'3").

**Landing** 5.9m x 5.0m (19'4" x 16'5").

**Bedroom 2** 4.0m x 3.0m (13'1" x 9'10").

**Bedroom 3** 3.2m x 2.2m (10'6" x 7'3").

**Bedroom 4** 3.9m x 3.0m (12'10" x 9'10").

**Bathroom** 3.9m x 2.6m (12'10" x 8'6").





## KEY FEATURES

- Stunning and spacious detached house located in the tranquil countryside in the outskirts of Ballyjamesduff town.
- The property is perfectly located along a secluded laneway with quiet and idyllic surroundings and local Lacken lake within close proximity to the property.
- The property is accessed via the Ballyjamesduff/Virginia and the Virginia/Cavan Rd for ease of access.
- This modern property offers four bedrooms, three reception rooms, and a well-appointed bathroom.
- Spread across 220 sq m, this home provides ample living space for families or those seeking a peaceful retreat. The property boasts a secluded garden, perfect for outdoor relaxation, and off-street parking for added convenience. Set on 0.47 acres of land, this home offers a scenic backdrop and a sense of privacy.
- With its contemporary design and comfortable amenities, this property provides a serene and welcoming atmosphere for its residents.
- Detached garage
- Oil Fired Central Heating
- Biocycle Sewerage System
- Year of Construction : 2005
- Don't miss the opportunity to make this peaceful rural retreat your new home. Contact us today to arrange a viewing.

## BER DETAILS

BER: B3

BER No: 116885732

Energy Performance Indicator: 148.91 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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