



## Crosserlough, Ballyjamesduff, Cavan

**A82E3Y2**

Asking Price: €295,000



**BER C1**

DOMELAS NEWMAN CO. LTD  
**DNG**

**O'DWYER**

## DESCRIPTION

DNG O'Dwyer are pleased to bring to the market this Beautiful 6 Bedroom Detached Dormer Bungalow on large c. 0.71 acre site. Located approx. 3km off the Ballyjamesduff/Granard Road (R194) & approx. 7.3km from Ballyjamesduff.

## ACCOMMODATION

**Hallway** 2.4m x 4.8m (7'10" x 15'9").

**Sitting Room** 4.2m x 3.7m (13'9" x 12'2").

**Kitchen** 5.3m x 4.7m (17'5" x 15'5").

**Living Room** 4.1m x 3.7m (13'5" x 12'2").

**Utility Room** 3.3m x 1.8m (10'10" x 5'11").

**Toilet** 1.5m x 1.2m (4'11" x 3'11").

**Bedroom 1** 3.1m x 3.3m (10'2" x 10'10").

**Bedroom 2** 3.6m x 3.7m (11'10" x 12'2").

**Bedroom 3** 4.3m x 3.3m (14'1" x 10'10").

**Bedroom 4** 3.7m x 4.3m (12'2" x 14'1").

**En Suite** 2.1m x 1.2m (6'11" x 3'11").

**Bathroom** 2.3m x 3.3m (7'7" x 10'10").







**Bedroom 5** 5.4m x 4.8m (17'9" x 15'9").

**Bedroom 6** 5.8m x 4.8m (19' x 15'9").

**Shower Room** 1.8m x 2.5m (5'11" x 8'2").

### KEY FEATURES

- This is a beautiful spacious detached dormer bungalow on a spacious c. 0.71 acre site.
- Property is located 3km off the Ballyjamesduff/Granard Road and 1.6km off the Ballyjamesduff/Crosserlough road and Crosserlough church.
- The Towns of Ballyjamesduff (approx. 7.3km) & Kilnaleck (approx. 2.6km) are a short driving distance away.
- Property was built in recent years with many modern characteristics throughout.
- Tarmacadam Driveway
- Oil Fired Central Heating
- Group Water Supply
- Biocycle Sewerage System
- GPS Coordinates : 53.863602; -7.290160
- Eircode: A82 E3Y2
- Folio Number: 15900F
- Year of construction: Approx. 2006



### BER DETAILS

BER: C1

BER No: 104840814

Energy Performance Indicator: kWh/m2/yr

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