



Blaithin, Creighan, Cavan

H12TV19

Asking Price: €350,000



BER C3

DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER ARE EXCITED TO BRING TO THE MARKET THIS ESTABLISHED AND SPACIOUS 4 BEDROOM DETACHED RESIDENCE ON 0.4 ACRES WITHIN WALKING DISTANCE TO CAVAN TOWN CENTRE

ACCOMMODATION

Entrance Hall 6.0m x 2.1m (19'8" x 6'11").

Sitting Room 4.6m x 3.3m (15'1" x 10'10").

Dining Room 3.9m x 3.3m (12'10" x 10'10").

Living Room 3.7m x 3.5m (12'2" x 11'6").

Kitchen 4.1m x 2.6m (13'5" x 8'6").

Office 3.6m x 2.6m (11'10" x 8'6").

WC 2.1m x 0.9m (6'11" x 2'11").

Landing 2.5m x 2.1m (8'2" x 6'11").

Bedroom 1 3.3m x 2.9m (10'10" x 9'6").

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

Bedroom 3 2.3m x 2.3m (7'7" x 7'7").

Bedroom 4 4.0m x 3.7m (13'1" x 12'2").

Shower Room 2.8m x 2.0m (9'2" x 6'7").

Toilet 1.8m x 0.8m (5'11" x 2'7").





KEY FEATURES

- Introducing this established detached house located in the charming town of Cavan.
- Located opposite Tractamotors and adjacent to Kingspan Breffni Park, this property offers unrivalled location in the heart of Cavan town within a short walk of all of Cavan's amenities.
- Boasting a generous 160 square meters of living space, this property offers a perfect blend of comfort and style.
- The house features 4 bedrooms, 3 reception rooms, and 2 bathrooms, providing ample space for the whole family.
- The dwelling sits on an exceptional 0.4-acre plot, with extensive gardens both to the front and rear of the property which offers a deceptively spacious urban site.
- Oil Fired Central Heating
- Mains Water
- Mains Sewerage
- Year of Construction : 1960
- Don't miss out on this fantastic opportunity to own a well-kept, spacious home in a desirable location.
- Contact us today to arrange a viewing and make this property your own.

BER DETAILS

BER: C3

BER No: 118767383

Energy Performance Indicator: 220.12 kWh/m²/yr

FURTHER INFORMATION/VIEWING

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

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