



**46 Lismeen Hills, Ballyjamesduff, Co. Cavan**

**A82 EW22**

Asking Price: €145,000



**BER B2**

DONALD & NEWMAN CONDO  
**DNG**  
**O'DWYER**



## DESCRIPTION

DNG O'Dwyer are pleased to present to the market this Two Storey 3 Bedroom Semi Detached - Tenancy Unaffected

## ACCOMMODATION

**Entrance Hall** 2.1m x 5.8m (6'11" x 19').

**Sitting Room** 3.7m x 5.3m (12'2" x 17'5").

**Kitchen** 3.7m x 2.8m (12'2" x 9'2").

**Dining Room** 4.8m x 4.4m (15'9" x 14'5").

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

**WC** 1.5m x 1.4m (4'11" x 4'7").

**Landing** 1.1m x 3.6m (3'7" x 11'10").

**Bedroom 1** 2.9m x 4.3m (9'6" x 14'1").

**En Suite** 1.0m x 2.4m (3'3" x 7'10").

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

**Bedroom 3** 2.9m x 3.3m (9'6" x 10'10").

**Bathroom** 2.2m x 2.4m (7'3" x 7'10").





### KEY FEATURES

- Property is a 3 bed semi detached residence in need of slight cosmetic refurbishment throughout
- Property is currently tenanted with property being sold with tenancy unaffected and tenants in situ.
- The property is ideally located in a quiet and secluded area of the new development known as Lismeen Hills, located on the outskirts of Ballyjamesduff town yet within easy reach of all its amenities and only 15 minutes from the new M3 motorway to Dublin City.
- Gas Fired Central Heating
- Year of Construction : 2007
- Mains Water Supply
- Mains Sewerage
- Brick Paved Driveway



### BER DETAILS

BER: B2

BER No: 114119183

Energy Performance Indicator: 122.05 kWh/m2/yr

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### FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG.

For further information please contact:

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