



Ledonigan, Bailieborough, Co. Cavan Bailieborough

Asking Price: €110,000



DESCRIPTION

DNG O'DWYER ARE KEAN TO BRING TO THE MARKET THIS DERELICT 2 BEDROOM DETACHED COTTAGE ON 0.37 ACRES IN NEED OF REFURBISHMENT THROUGHOUT

ACCOMMODATION

Entrance Hall 65.4m x 1.4m (214'7" x 4'7").

Sitting Room 4.1m x 3.6m (13'5" x 11'10").

Kitchen 5.1m x 3.5m (16'9" x 11'6").

Bedroom 1 3.6m x 3.0m (11'10" x 9'10").

Toilet 2.0m x 1.4m (6'7" x 4'7").

Back Hall 1.2m x 1.1m (3'11" x 3'7").

Former Shop 13.5m x 4.0m (44'3" x 13'1").

KEY FEATURES

- Nestled in the tranquil countryside of Ledonigan in the village settlement of Tunnyduff, this charming detached bungalow offers a unique opportunity to embrace rural living.
- The property is a disused former shop with adjoining living accommodation that has been vacant for some time with works commenced by current owners with completion of same prior to occupation.
- The property has a total floor area of 98m² with the former shop unit suitable for conversion to additional accommodation
- The property is located in a rural location but adjacent to a road junction which provides easy accessibility to the local village of Tunnyduff with local church and school.





- The towns of Bailieborough and Cavan are located 9.9km and 23.9km away
- Property previously qualified for the Vacant Property Refurbishment Grant.
- The property is located on a spacious 0.37 acres with extensive gardens to the rear.
- Septic Tank Sewerage
- Group Water Scheme
- Year of Construction : 1950
- Don't miss the chance to make this tranquil retreat your own and experience the idyllic rural lifestyle that this property has to offer. Contact us today to arrange a viewing.

BER DETAILS

BER: G

BER No: 114363815

Energy Performance Indicator: 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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