

# 58 Ashford Downs, Ballyjamesduff, Co. Cavan A82T9P7

Asking Price: €285,000





#### DESCRIPTION

DNG O'DWYER ARE EXCITED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS 5 BEDROOM THREE STOREY DETACHED RESIDENCE IN THE POPULAR DEVELOPMENT OF ASHFORD DOWNS.

#### ACCOMMODATION

Entrance Hall 6.6m x 1.9m (21'8" x 6'3").

**Sitting Room** 4.8mx 4.0m (15'9"x 13'1").

**Office/Store room** 2.4m x 1.7m (7'10" x 5'7").

Kitchen/dining room 6.0mx 4.2m (19'8"x 13'9").

**Utility Room** 3.0mx 2.3m (9'10"x 7'7").

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

**Landing** 5.0m x 1.9m (16'5" x 6'3").

**Bedroom 1** 4.2m x 4.1m (13'9" x 13'5").

**Ensuite Bathroom** 2.0m x 1.9m (6'7" x 6'3").

**Bedroom 2** 4.3m x 3.0m (14'1" x 9'10").

**Bedroom 3** 3.0m x 3.4m (9'10" x 11'2").

**Bedroom 4** 3.2m x 2.5m (10'6" x 8'2").

**Bathroom** 2.1m x 1.9m (6'11" x 6'3").

**Bedroom 5** 5.4*m* x 3.9*m* (17'9" x 12'10").

















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**Ensuite Bathroom** 3.0m x 1.0m (9'10" x 3'3").

Hote Press/Wardrobe 1.9m x 1.0m (6'3" x 3'3").

**Integrated garage** 5.3m x 3.8m (17'5" x 12'6").

## **KEY FEATURES**

• Nestled in the picturesque town of Ballyjamesduff town in South Cavan and close to the Cavan/Meath border, this modern detached house offers a perfect blend of comfort and convenience.

• Boasting a spacious 176 sq m over 3 levels, this second-hand property features 5 bedrooms, 2 reception rooms, and 4 bathrooms, making it an ideal family home.

- The property exudes a homely atmosphere and is perfect for those seeking a tranquil retreat.
- The house is complemented by a large enclose and private south-facing garden complete with an extensive imprinted concrete patio, providing ample outdoor space for relaxation and entertaining.
- As well as the exceptional living accommodation the property also retains an integrated garage that is perfect for domestic storage with the potential for conversion for additional living space.
- Off-street parking offers practicality and convenience for residents.
- Oil Fired central heating
- Mains water and sewerage
- Year of Construction : 2006

• Don't miss out on the opportunity to make this charming property your own. Contact us today to schedule a viewing and experience the warmth and elegance of this lovely home in person.

## **BER DETAILS**

BER: C2 BER No: 109062042 Energy Performance Indicator: 186.08 kWh/m2/yr

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact: Damian Keogan, 049 854 7622 dkeogan@dng.ie

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