



58 Ashford Downs, Ballyjamesduff, Co. Cavan

A82T9P7

Asking Price: €285,000



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176.0

BER C2

DNG
DOUGLAS NEWMAN GOOD

O'DWYER

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 4.8m x 4.0m (15'9" x 13'1").

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

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

Utility Room 3.0m x 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 5.4m x 3.9m (17'9" x 12'10").





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