








An excellent 4 bedroom semi detached residence extending to c. 114 sq.m. This property is constructed to the highest of craftsmanship and has been meticulously maintained over the years by its current owner. The accommodation is well proportioned and is presented in excellent condition. There is a very spacious site with large side access, large detached garage and landscaped rear lawn.

1 Mountview Kingscourt Co. Cavan, A82 DK31

 1227.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

Situated on the Dun A Ri Road with extensive panoramic views over Kingscourt and the neighbouring country with marvelous views North to Slieve Guillon in Co Armagh and Mountains of Mourne. The property is well serviced by the multitude of amenities in the Kingscourt area encompassing amongst other, the well renowned Cabra Castle, Dun A Ri Forest Park with it's attractive river walks, waterfalls and areas of the outstanding natural beauty.

Kingscourt offers plenty of amenities including Creches (Thorndale, Kells Road, Shercock Road and Kells Road), St Joseph's National School and the recently opened Colaiste Dun an Ri secondary school, HSE primary care centre, Supervalu Supermarket, an array of local shops along with quality cafes, restaurants and bars. There are plenty of sporting facilities in the area including GAA, soccer and handball.

For those commuting to Dublin there is a regular and very reliable bus service Sillian Tours which runs from the main street in Kingscourt.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, 4 Bedrooms (Master Bedroom with Ensuite) and Bathroom.

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, extractor fan, fridge freezer and dishwasher are included in the sale.

FEATURES

- Extremely spacious accommodation
- Very well presented throughout
- Gas central heating
- Heating upstairs & downstairs can be controlled individually
- Large site with spacious front driveway
- Wide side access
- Landscaped rear lawn
- Detached garage
- PVC double glazed windows
- PVC fascia and soffit
- PVC triple glazed front, side and patio doors
- Garage (6.1m x 3.6m) with roller door and electricity supply

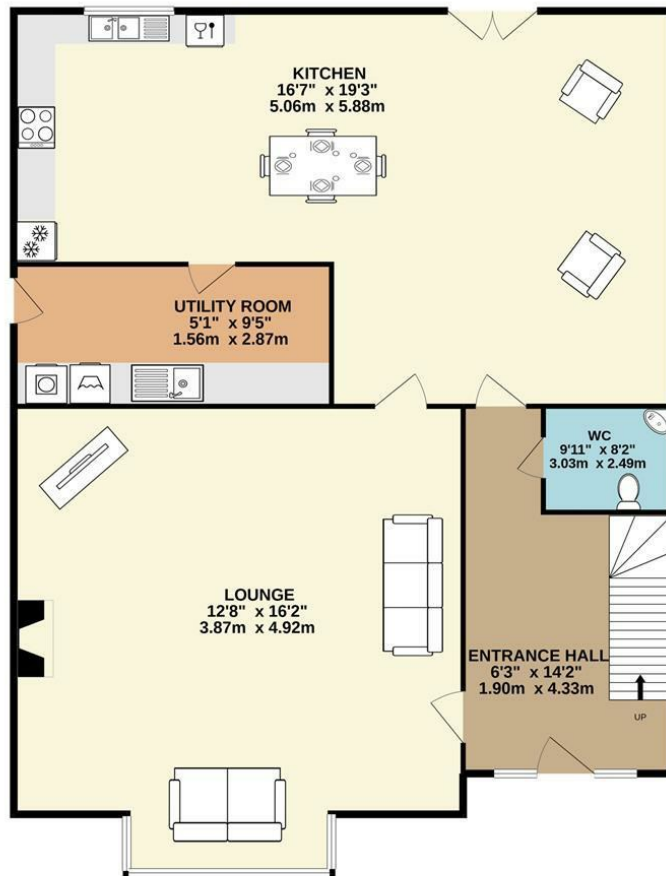
DIRECTIONS

From Navan travel into Kingscourt on the R162. Take the 2nd left out the R165. Bear left and the property is located on the left hand side identified by Our For Sale Sign.

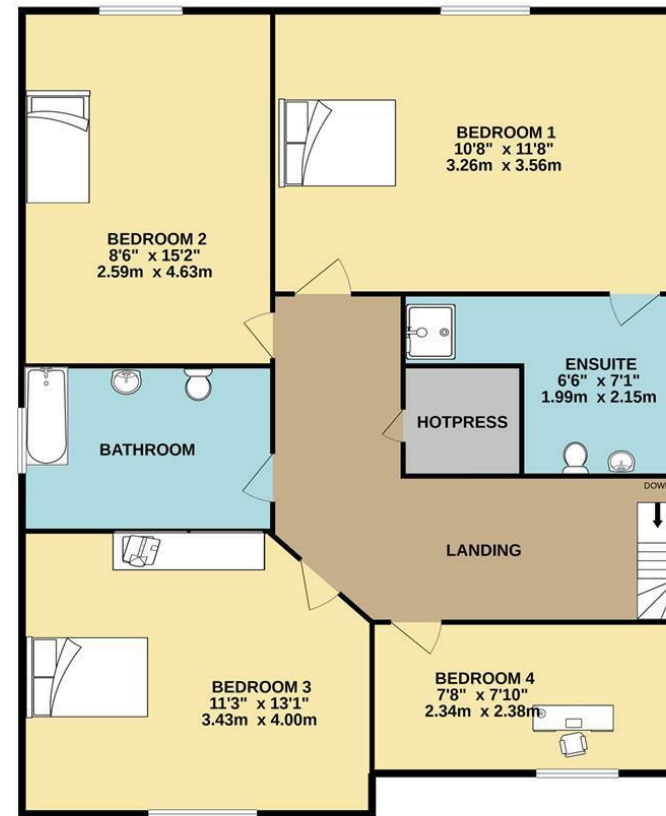


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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