










A Stunning large 4 bedroom semi detached family home set within a small development in a peaceful cul de sac setting just off the Kells Road



# 9 Cluain Mullach Mullagh Co. Cavan A82 X6X2

 1421.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This residence is presented in excellent condition and close to all local amenities.

It boasts many extra features such as stunning kitchen, spacious accommodation, excellent BER and fully landscaped garden.

The property has been upgraded and maintained to a high standard by its current owners and is a turn key home.

The location of the property is second to none been within walking distance to all the amenities in the town and close by to the GAA pitch, gym and community centre.

Accommodation includes: Entrance Hall, Lounge, Kitchen / Dining, Guest W.C, Utility Room 4 Large Bedrooms (Main Ensuite) and Family Bathroom.

## FEATURES

- Fully alarmed
- Gas fired central heating
- Gated side access
- Walking distance to town centre
- Excellent BER
- Turn key home
- Built in speakers throughout home
- Garden shed
- Spacious rooms







### **FIXTURES & FITTINGS**

All carpets, blinds and kitchen appliances are included in the sale.

## ACCOMMODATION

### Entrance Hall

1.91 x 6.11

With wooden flooring.

### Lounge

3.51 x 5.23

With wooden flooring and a feature fireplace.

### Kitchen / Dining

4.22 x 6.64

With tiled flooring, built in wall and floor kitchen units.

### Utility

3.24 x 1.91

With tiled flooring and built in wall and floor storage units.

### Guest w.c.

1.30 x 1.61

With wooden flooring, w.c, and w.h.b

### Bedroom 1

4.45 x 3.67

With wooden flooring and built-in wardrobes.

### Ensuite

2.24 x 1.60

With tiled flooring, w.c, w.h.b, and shower.

### Bedroom 2

3.88 x 3.23

With wooden flooring and built-in wardrobes.

### Bedroom 3

3.9 x 3.22

With wooden flooring and built-in wardrobes.

### Bedroom 4

3.86 x 2.43

With wooden flooring and built-in wardrobes.

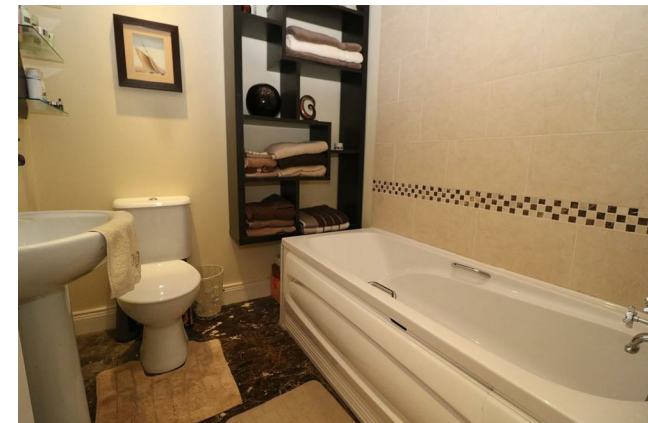
### Bathroom

2.11 x 1.91

With tiled flooring, w.c, w.h.b, and bath.

## DIRECTIONS

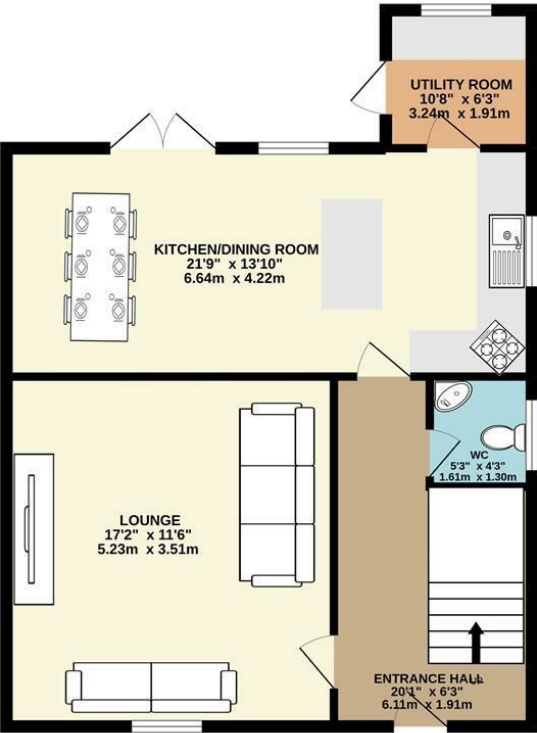
From Dublin take the M3 Motorway to Kells and exit at the last roundabout of the motorway. Take the third exit onto the N52. At the next roundabout take the first exit. Travel straight through the next roundabout and at the next roundabout take the first exit onto the R164 to Moynalty. In Moynalty turn left onto the R194. Just on approaching Mullagh the development is located on the left hand side after the GAA Grounds.



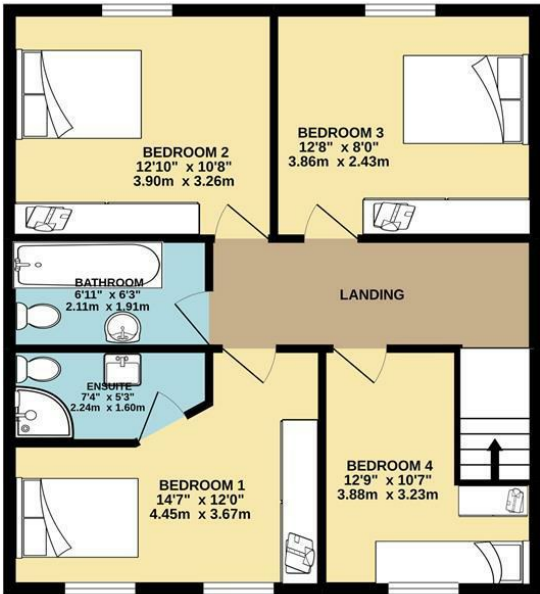


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1421sq.ft. (132.0 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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