

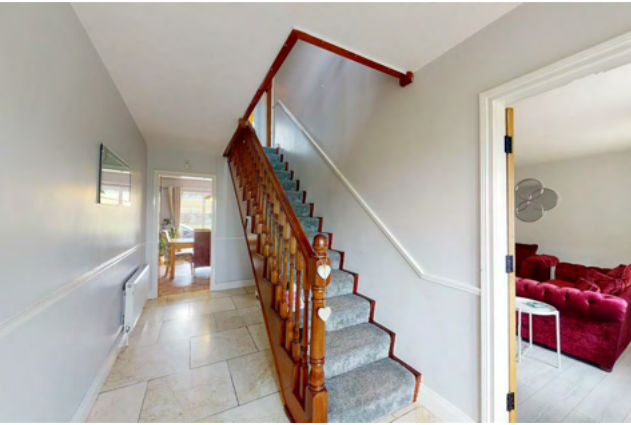



Raymond
Potterton

Clonkeeffy Oldcastle Co. Cavan A82 HD39

€449,950


BER D1





Raymond Potterton Auctioneers are delighted to present this fabulous country residence close to Virginia & Oldcastle sitting on c.0.7 acre site.



Clonkeeffy Oldcastle Co. Cavan A82 HD39

 2196.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property benefits from an elevated site with spectacular views to the front.

Upon entering this home it is evident of the sheer quality that is on offer in this family home and its abundance of space it offers.

Accommodation briefly includes Entrance Hall, large Lounge, reception room, Kitchen/.Dining Room, Utility room, Guest Bathroom, attached Garage, 4 Double Bedrooms, Master Ensuite and Family Bathroom.

The grounds are well maintained with extensive lawns running down to a fine laurel hedge to compliment the gates and the site surrounded by mature hedgerow.

The property also benefits from a large garage attached to the house suitable for car storage or workshop use.

Early viewing is highly advised to appreciate this magnificent property.

FEATURES

- Spacious family home of c. 204 sqm
- Oil fired central heating
- Septic tank & Group water scheme
- Large Garage
- Peaceful location
- Within 50 Minutes' drive to M50
- Close to schools & local amenities





FIXTURES & FITTINGS

All flooring curtains, blinds, light fittings and kitchen appliances are included in the sale.



ACCOMMODATION

Entrance Hall

5.24 x 2.09

With tiled flooring, hard wood door with two insert glass panels and two side panel with glass inserts.

Lounge

4.81 x 4.60

With wooden flooring and open fireplace.

Reception Room

4.65 x 4.79

With wooden flooring.

Kitchen/Dining

4.65 x 4.79

With tiled flooring, built in wall to floor units, tiled back splash, stainless steel sink, oven, hob, dishwasher and Stanley oil burning stove.

Utility

3.81 x 3.61

With tiled flooring, fridge freezer, washing machine and tumble dryer.

Guest w.c.

3.13 x 1.31

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

Landing

With carpet and hotpress.

Bedroom 1

4.61 x 3.54

With wooden flooring and built in wardrobes.

Ensuite

2.06 x 1.40

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

Bedroom 2

4.82 x 4.65

With carpet and built in wardrobes.

Bedroom 3

With wooden flooring and built in wardrobes.

Bedroom 4

4.02 x 3.30

With wooden flooring and built in wardrobes.

Bathroom

2.99 x 2.46

With tiled flooring and partially tiled walls, w.h.b., w.c., bath and shower.

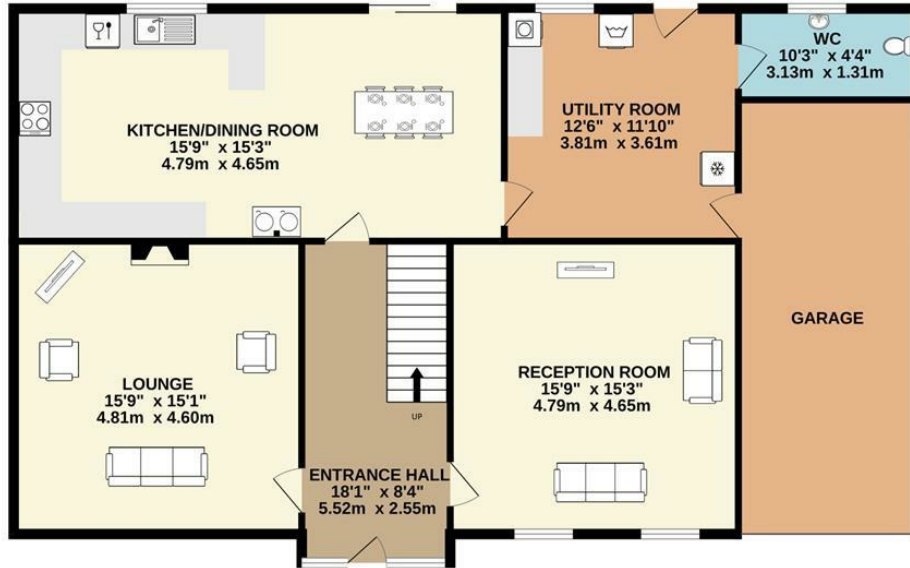
DIRECTIONS

Eircode A82 HD39

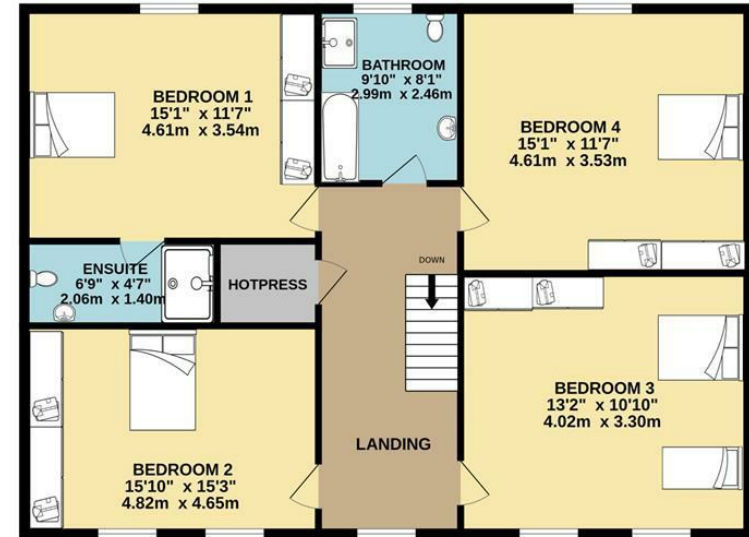


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2196sq.ft. (204.0 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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