




Raymond
Potterton

Celtic View, Castlerathan, Ballyjamesduff, Co. Cavan A82 XW82


€315,000


BER B2




Celtic View is an outstanding 4 bedroom detached bungalow extending to c.143 sq.m. on c.0.8 acres. This fine residence is set on a very mature and extremely well-maintained site. It benefits from a dual vehicular access, detached garage, open car port, rolling lawns to the front stocked with a variety of colourful plants and carefully landscaped rear garden home to an abundance of mature trees, flowerbeds and shrubs.

Celtic View, Castlerathan, Ballyjamesduff, Co. Cavan A82 XW82

 1539.00 sq ft

 4 Bedrooms

 2 Bathrooms

Internally the property is also presented in excellent condition and has been upgraded over the year with works including walls and attic reinsulated, upgraded windows, new composite door, enclosed veranda to the rear, stoves fitted, gutters and fascia soffit recently changed, leaving this home in turnkey condition.

Accommodation includes Entrance Hall, Lounge, Kitchen, Utility / Guest w.c., Veranda, 4 Bedrooms and Bathroom.

Located just 5kms from Ballyjamesduff in a lovely rural location Castlerahan. Castlerahan is a peaceful community extending from the Church, School, GAA club and Community Centre. Virginia is 10kms and Cavan Town c. 20kms. This property is ideal for those looking for a country location yet within commuting distance of Dublin City & Airport.

FEATURES

- Built c. 1980
- Exceptional residence on an amazingly mature c. 0.8 acre site
- Character and charm throughout
- Excellent interior condition
- Quiet countryside location
- Upgraded double glazed windows
- Newly fitted PVC fascia and soffit
- New composite front door
- Walls and attic reinsulated

OUTSIDE

- Dual vehicular entrances
- Detached garage
- Car port
- Excellently manicured gardens with beautiful walkways
- Abundance of mature plantation
- Green house
- Pond Feature





FIXTURES & FITTINGS

Flooring, blinds, curtains, light fittings, two stoves, oven, hob, extractor fan, washing machine and tumble dryer are included in the sale.

ACCOMMODATION

Entrance Hall

With wooden flooring and newly fitted composite front door with glass side panels.

Lounge

Dual aspect with wooden flooring, feature wooden fireplace with tiled insert, solid fuel stove (back boiler) and open plan with feature arch to Kitchen / Dining.

Kitchen

With tiled flooring, solid oak built in wall and floor units, oven, hob, extractor fan, integrated fridge freezer, dishwasher, door to the side and sliding doors to veranda.

Veranda

Lovely elongated room with tiled flooring running to the rear of the property with access to the kitchen wall mounted heater / cooler in veranda and rear hallway and doors to the rear garden and accommodating sitting and dining areas.

Utility / W.c.

With tiled flooring, built in floor units, washing machine, tumble dryer, w.c. and w.h.b.

Inner Hall

With carpet, coving and feature arch.

Bedroom 1

With carpet, feature wooden fireplace with stove insert, coving and built in wardrobes.

Bedroom 2

With carpet.

Bedroom 3

With carpet and built in wardrobes.

Bedroom 4 / Office

With carpet.

Bathroom

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

Garage

With double doors and electricity.

Car Port

SERVICES

- Private well
- Private sewerage (septic tank)
- Oil fired central heating (Upgraded boiler and tank)
- Solid fuel stove (Back boiler)

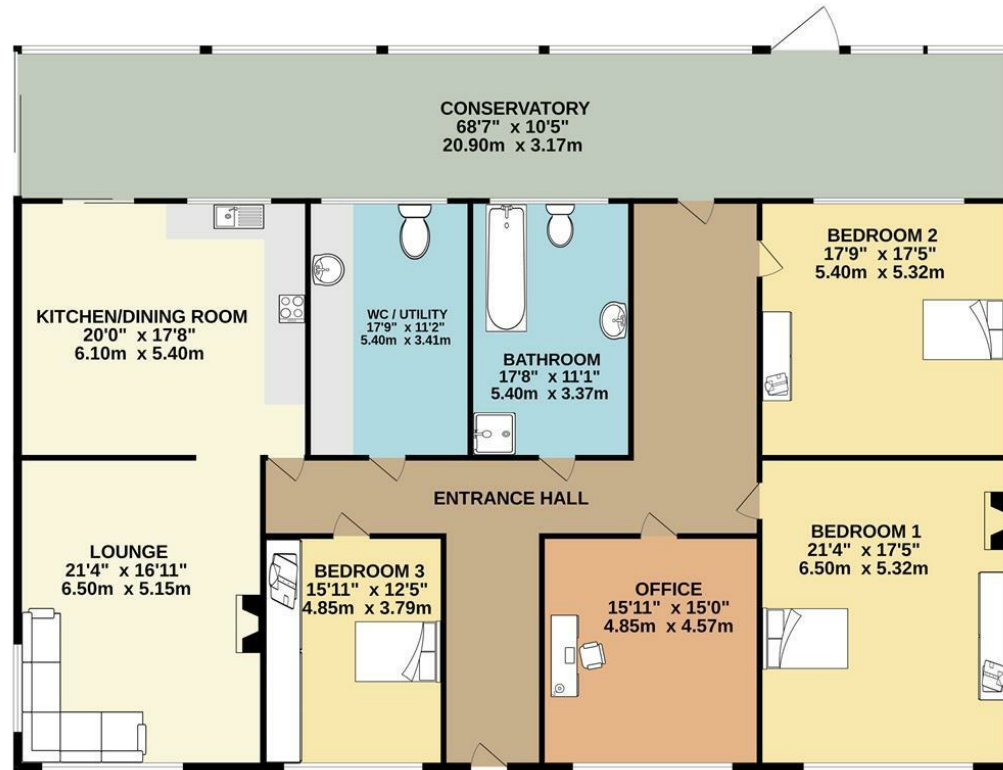
DIRECTIONS

A82XW82



FLOOR PLAN

GROUND FLOOR



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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