



**Lurganaveele, Bailieborough, Co. Cavan A82 X004**  
**Asking Price €425,000**





Occupying an attractive elevated site of c. 0.8 acres, this spacious detached four-bedroom family residence extends to approximately 184 sq.m. (1,980 sq.ft.) and enjoys wonderful panoramic views over the surrounding rolling countryside.



# Lurganaveele, Bailieborough, Co. Cavan A82 X004



1980.00 sq ft



4



3

## INTRODUCTION

Approached via an impressive entrance, the property is set well back from the road and benefits from a substantial driveway which wraps around the house, providing excellent accessibility, generous parking and ease of movement around the property.

Mature lawns and established boundaries further enhance the sense of privacy and space.

The accommodation is generously proportioned throughout and comprises a welcoming entrance hall, bright reception rooms, a spacious kitchen/dining area, four well-sized bedrooms and family bathroom accommodation.

Large windows throughout the home maximise natural light while taking full advantage of the beautiful countryside views.

Externally, the property enjoys extensive lawned gardens to both the front and rear, a large attached garage and ample outdoor space.

The elevated position creates a wonderful sense of openness, with uninterrupted views across the picturesque Cavan landscape.

Despite its peaceful rural setting, the property is located just a short drive (2km) from Bailieborough Town, where a host of amenities are available including supermarkets, schools, cafés, restaurants, sporting facilities, leisure amenities and scenic walking routes.

The area is renowned for its lakes, countryside surroundings and strong community atmosphere, while also offering convenient access to Virginia, Kingscourt and Cavan Town.

This is a wonderful opportunity to acquire a substantial detached family home on a mature, elevated site with exceptional countryside views in a highly accessible location.

## ACCOMODATION

### Entrance Hall

With lino flooring, PVC front door with glass side panels, ceiling coving and centrepiece.

### Lounge

20'5" x 11'6"

With lino flooring, feature fireplace with open fire and tiled heart and triple aspect.

### Living Room

11'6" x 11'5"

With lino flooring, feature fireplace with open fire and tiled hearth.

### Study

8'9" x 8'7"

With lino flooring.

### Kitchen

13'7" x 10'4"

With tiled flooring, wooden built-in wall to floor units with laminate worktop, splashback tiling and stainless-steel sink. Open plan to dining room.

### Dining Room

12'3" x 11'5"

With tiled flooring and feature fireplace with solid fuel stove and tiled hearth.





### Utility Room

10'0" x 8'7"

With tiled flooring, wooden built-in wall to floor units, laminate worktop, stainless steel sink and door to rear garden.

### Guest W.C

3'4" x 3'2"

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

### Landing

With lino flooring and hotpress.

### Bedroom 1

17'2" x 10'6"

With tongue and groove flooring and built in wardrobe.

### Ensuite

6'3" x 3'9"

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

### Bedroom 2

12'4" x 11'5"

With lino flooring and built in wardrobe.

### Bedroom 3

11'6" x 10'4"

With tongue and groove flooring.

### Bedroom 4

10'4" x 8'4"

With tongue and groove flooring and built in wardrobe.

### Bathroom

8'4" x 8'2"

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

### FIXTURES & FITTINGS

The property will be sold as seen.

### FEATURES

- Spacious 4-bedroom residence (184 sq.m.)
- Elevated c. 0.8-acre site
- Superb countryside views
- Wrap-around driveway
- Large, attached garage
- Oil-fired central heating
- Well water and septic tank
- Minutes from Bailieborough Town
- Private rural setting
- Excellent road connectivity

### DIRECTIONS

Eircode: A82 X004

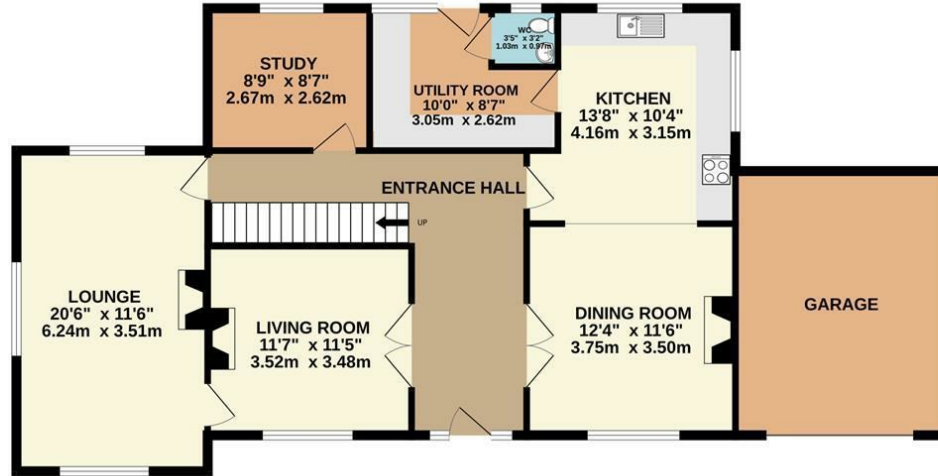




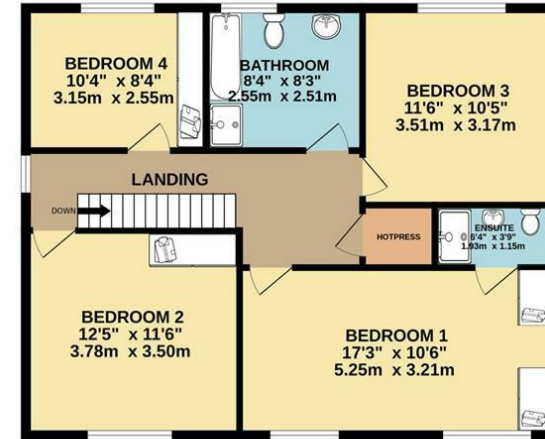


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1981sq.ft. (184.0 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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