



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

An Extensive Newly Built Detached 4 Bedroom 2 Storey Residence with Detached Double Garage Situated On A Spacious C.1.3 Acre Site in a Gorgeous Rural Setting With Panoramic Views Over The Local Countryside.

**Nedd,
Doogary
Co Cavan**

Open to Offers



- **Oil Fired Central Heating**
- **uPVC Double glazing**
- **Well Presented, All Interior Walls Painted**
- **Open Plan Kitchen / Dining Area/ Sunlounge**
- **4 Bedrooms (2 With Ensuite), 2 Reception Rooms**
- **Wired For Security Alarm And Smoke Alarm**
- **Solid Oak Doors, Oak Staircase**
- **Solid Oak Floors On Ground Floor**
- **Double Garage**
- **Lawns to The Front And Side Of The Property**
- **1.5 miles from Newtowngore & Shannon/Erne Waterway**

This detached newly built 2 storey residence has an internal living area of C. 3000 sq ft, situated on a spacious site. Located near the local villages of Carrigallen, Killeshandra and Newtowngore, Co Cavan.

Must be viewed to be appreciated!

Accommodation Comprises:

Ground Floor:

Entrance Hall: 22'7 x 7'5 Spacious entrance hall, oak flooring, A double and a single radiator, telephone point, Golden Oak PVC front door.



Living Room: 27'0 x 17'8 Bay window and 2 side windows, open fireplace



Open plan Kitchen

/Dining Area/

Sunlounge: 26'0 x 32'10
(widest points)

With open fireplace with inset for cooker range, sunlounge - high panelled ceiling, with patio doors.



Utility Room: 12'8 x 12'4 Shower room facility for wc and whb.

Bedroom/Study: 12'8 x 9'0 TV point.

First Floor:

Landing: 19'5 x 3'5 Walk in linen cupboard/store room, wooden Floor, Oak staircase with balcony rail.



Master Bedroom: 15'2 x 16'9 Ensuite facility, 2 walk in wardrobes, TV and telephone points, wooden flooring.



Bedroom (2): 14'7 x 16'7 TV point, wooden flooring.

Bedroom (3): 12'4 x 12'9 TV point, large built in wardrobe, wooden flooring.

Bathroom: 12'10 x 8'9

Bedroom (4): 12'4 x 14'4 Ensuite facility, built in wardrobe, wooden flooring.

OUTSIDE

Lawns to front and side, which are bounded by trees on three sides. The driveway is kerbed. Parking front and rear of the house.





Detached double garage has 2 shutter doors, side door and facilities for wc and whb.



**FOR FURTHER DETAILS CONTACT A & S Properties
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Disclaimer:

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.