



  
Raymond  
Potterton

Curkish Lane, Bailieborough, Co. Cavan A82 NV63  
Asking Price €425,000

BER C1





A superbly finished 5-bedroom / 5-bathroom residence situated on the sought after Turkish Lane on the edge of Baileborough town









# Curkish Lane, Bailieborough, Co. Cavan A82 NV63



2500.00 sq ft



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## INTRODUCTION

The property which sits on an elevated site provides absolutely stunning views of the surrounding countryside and town centre.

This large family home is in turn-key condition throughout, boasting endless features and includes a detached home office/gym/utility area with its own bathroom.

Externally, the property benefits from a feature gated entrance leading up a cobblelock drive towards the house.

The property is surrounded by mature hedgerows and sits on fully landscaped grounds with feature raised patio areas to the rear of the home.

Accommodation briefly consists of:

Ground Floor: Entrance Hall, Reception Room, open-plan Kitchen/Dining/Living area, Utility room, 3 bedrooms (Master Ensuite) and family Bathroom.

First Floor: Two spacious Bedrooms (both Ensuite), and a large Landing/Study area.

Home Office/ Garage: Large Utility Room, Bathroom, first floor Study & Office

This superb property is sure to attract a lot of interest and early viewing is advised.

## FEATURES

- Mature private site on the edge of town
- 5 bedrooms, 5 bathrooms
- Mains water and mains sewerage
- Stunning home office/detached garage
- Beautiful manicured lawns & hedgerows
- Elevated site
- Wood pellet stove
- Fully landscaped
- Turnkey home
- Bright & spacious living accommodation of approx. 2,500 sq. ft.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

13'5" x 9'8"

With tiled flooring and coving.

#### Reception Room

16'3" x 13'3"

With wooden flooring, solid fuel stove, feature fireplace and coving.





### **Kitchen**

21'5" x 16'2"

With tiled flooring, built in wall and floor units, skylights, oven/hob, extractor fan, fridge/freezer and dishwasher.

### **Dining Area**

11'11" x 10'5"

With wooden flooring and sky lights.

### **Living Area**

16'6" x 13'5"

With tiled flooring, wood pellet stove and feature fireplace.

### **Utility Room**

9'8" x 5'3"

With tiled flooring, built in wall and floor units.

### **Bedroom 1**

14'9" x 13'5"

With wooden flooring.

### **Ensuite**

7'6" x 4'3"

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

### **Bedroom 2**

13'6" x 10'0"

With wooden flooring and built in wardrobes.

### **Bedroom 3**

11'4" x 11'1"

With wooden flooring and built in storage units.

### **Bathroom**

11'5" x 6'9"

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

## **FIRST FLOOR**

### **Landing / Study Area**

10'5" x 12'11"

With wooden flooring.







### Bedroom 1

19'4" x 14'1"

With wooden flooring and built in wardrobes.

### Ensuite

4'11" x 4'7"

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

### Bedroom 2

19'4" x 12'8"

With wooden flooring and built in wardrobes.

### Ensuite

5'7" x 5'0"

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



### HOME OFFICE / GARAGE

#### Utility Room

14'5" x 10'5"

With tiled flooring.

#### Bathroom

4'8" x 7'2"

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

#### Landing

9'10" x 14'1"

With wooden flooring.

#### First Floor Study & Office

9'9" x 11'5"

With wooden flooring.



### FIXTURES & FITTINGS

The sale includes all flooring, curtains, blinds, light fittings, fridge/freezer, oven, hob, dishwasher and wood pellet stove.

### DIRECTIONS

EIRCODE: A82 NV63









# FLOOR PLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2500sq.ft. (232.3 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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