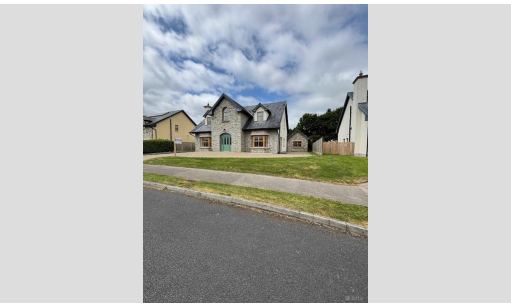
**Liam Reilly Auctioneer Ltd**
**Main Street**
**Ballinagh**
**Cavan**
**H12 C6C7**
**t: 049 436 7802**
**email: info@liamreilly.com**

# 30 Loch Eala, Loch Gowna

## Starting Bid: €370,000.00







For sale by Liam Reilly Auctioneer Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Stunning 4 Bed Lakeside Home – Loch Eala, Loch Gowna, Co. Cavan

Loch Eala, an exclusive development on the edge of Loch Gowna village, presents this exceptional 4 bedroom lakeside residence, combining contemporary design, energy efficiency and natural beauty.

These homes are low carbon emission properties boasting an impressive B1 BER rating, finished in a natural tone with cobbled driveways and landscaped boundaries. Each property includes a superb outdoor room, ideal for a home office, kids’ playroom, gym or man cave.

Location:

Loch Gowna is renowned for its lakes, waterways and unspoilt countryside, offering a

peaceful lifestyle while remaining well connected.

Situated on the edge of Loch Gowna village

Easy access to the N55, linking to the N4/M4 and N3/M3

Edgeworthstown and Cavan Town close by

Regular train service from Edgeworthstown to Dublin and Sligo

Features:

B1 Energy Rating – Low Carbon Home

Fully wired Smart Home system

Built-in speakers in every room for surround sound

Zoned heating system

Oil-fired heating with underfloor heating (easily convertible to Air-to-Water heat pump)

Central Vacuum Beam system

Solar panels for water heating

Precast concrete floors on first floor

High ceilings throughout

Accommodation:
Ground Floor;

Entrance Hall

Sitting Room

Kitchen / Dining Room

Utility Room

WC

Bedroom 4 with ensuite shower

Solid wooden floors throughout the entire downstairs

First Floor:

Master bedroom with walk-in wardrobe and large ensuite (bath & shower)

Bedroom 2 with ensuite

Bedroom 3 with ensuite and walk-in wardrobe

Potential 5th bedroom / nursery / dressing room / home office

All ensuite bathrooms are finished to a very high standard, featuring modern, on-trend tiles, fixtures and fittings.

Additional Details:

Natural Donegal quartz stone to front elevation
Natural stone sills and lintels
Solid hardwood front door
Cedar wood finish uPVC double glazed windows

Owner-occupier development offering security, community and privacy.
Clever site layout with dividing hedges ensuring excellent privacy.

BER B1 / BER No. 100038587
Floor Area 227.926 (m2)

Virtual Tour - copy and paste below link
https://youtu.be/slmToh2V6k0

To access the legal pack, please copy and paste the link below:

http://www.iamsold.ie/properties/3d60427da52e42028b15666cf292dfb7/auction-pack

TO VIEW OR MAKE A BID Contact Liam Reilly Auctioneer Ltd or iamsold, www.iamsold.ie

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell

properties including the arrangement of viewings and follow up.

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