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## Ladonigan, Tunnyduff, Bailieborough A82 FW08

1 / 2 Bed Roadside Bungalow  
Style Residence  
With other floor area readily convertible to  
residential use  
On 0.4 acre / 0.145 ha



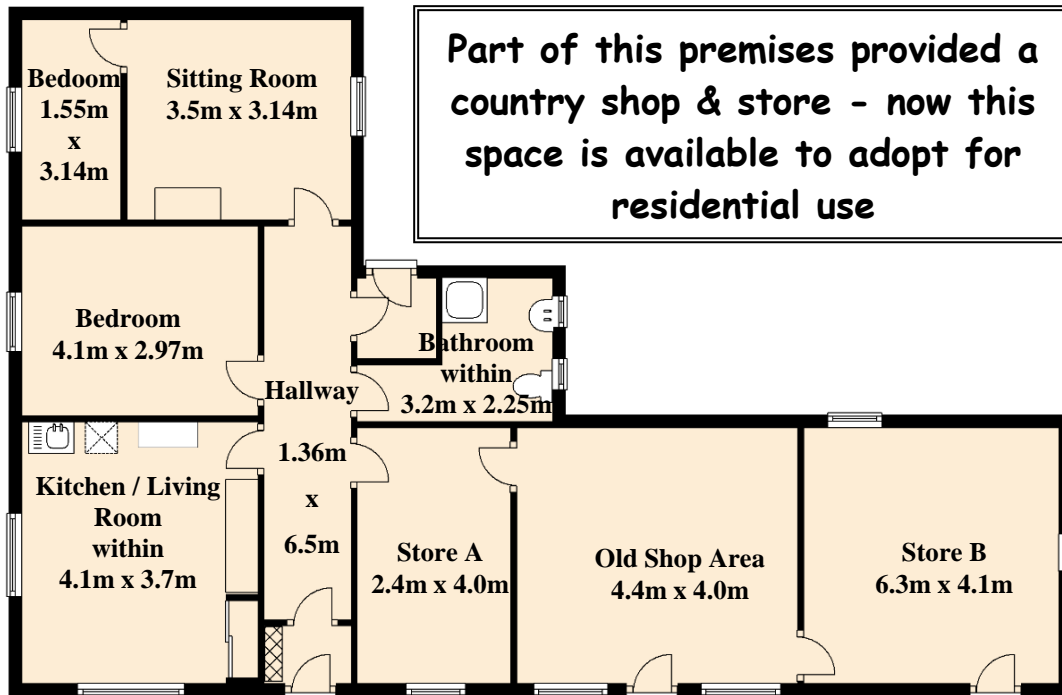
In Disrepair / Under Repair



Within about 10 kms of Bailieborough

€50,000

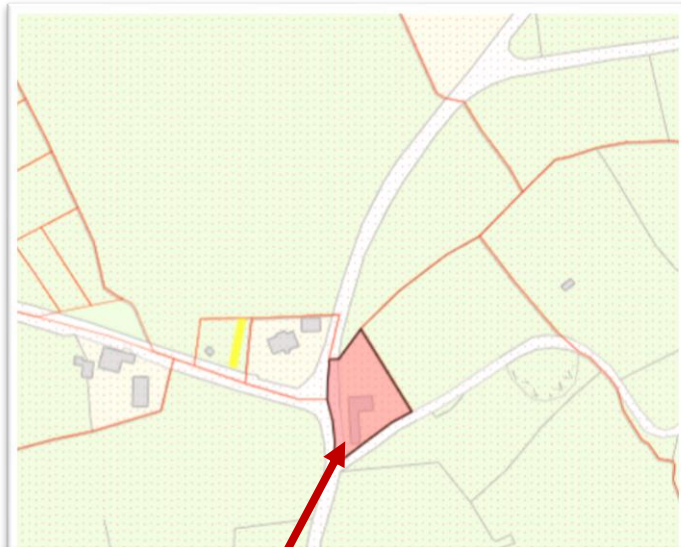
## Floor Layout Sketch



Oil Fired Central Heating + Efel Oil Stove to Kitchen / Living Room.  
Oil Burner to Old Shop Area.  
Water from local group scheme.  
Sewerage to on-site facility.



## Site Map / Location Map



Maps not to scale....for information purposed only  
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### **DIRECTIONS**     *From Bailieborough*

Take the Lavey / Cavan road, R165, for about 8 kms. Turn right onto L3512. Continue along this road for about 3kms to the property on the right.

### *Watch for the Agent's Signs*

The property may also be accessed from the Bailieborough / Cootehill roadway. Turn in at the sign for Tunnyduff Church, L3512, and continue along past the Church to the property on the left.

All Enquiries and order to view through Sole Selling Agent  
Peter Murtagh Chartered Surveyors Auctioneers & Agents

Tel: 042 966 5355

Fax: 042 966 6028

Email: [info@petermurtagh.ie](mailto:info@petermurtagh.ie) website:

[www.petermurtagh.ie](http://www.petermurtagh.ie)



The property is offers for sale - AS IS -  
Intending purchasers are requested to carry out  
suitable investigations prior to submitting an offer

Property Services Regulatory Authority Licence No. 001292

These particulars are issued on the implicit understanding that all negotiations are conducted through this agency and whilst care is taken in setting out these details we do not guarantee their accuracy nor do they form a contract or any part thereof.