



KITCHEN



SITTING ROOM

BOHERMORE BAGENALSTOWN, CO. CARLOW.



For Sale By Private Treaty

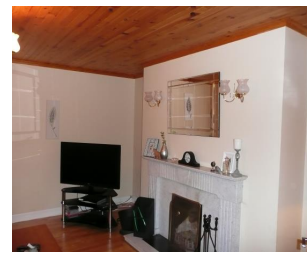
Impressive, detached four bedroom bungalow on elevated site with beautiful views of the surrounding countryside. Set on circa $\frac{3}{4}$ acre site with private, mature gardens. Located on quiet secondary road approximately 1 mile from Bagenalstown and 8 miles from Carlow. Very accessible to M9 Motorway.

GUIDE PRICE : €230,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Ground floor:

<u>Entrance hallway</u>	C. 1.83 x 4.78 C. 6'0" x 15'8"	With cloak press/storage press off, recessed lighting and semi-solid wood floor.
<u>Sitting room</u>	C. 4.42 x 4.27 C. 14'6" x 14'0"	Large bright room with two floor to ceiling windows, large marble fireplace, timber floor and timber tongued and grooved ceiling.
<u>Livingroom - Diningroom</u>	C. 4.80 x 3.51 C. 15'9" x 11'6"	Marble fireplace with cast iron inset, ceiling cornice and centre cornice, sliding doors with access to rear paved patio.
<u>Kitchen</u>	C. 4.27 x 3.51 C. 14'0" x 11'6"	Fully fitted solid oak kitchen with under counter lighting, integrated electric oven and hob, integrated dishwasher, timber ceiling, tiled floor.
<u>Utility</u>	C. 2.74 x 2.08 C. 9'0" x 6'10"	Fitted presses and counter top, plumbed washing machine and dryer, tiled floor. Rear access door with providing access to garden and convenient rear parking at door.
<u>Bedroom 1</u>	C. 4.27 x 3.45 C. 14'0" x 11'4"	With carpet, fitted wardrobe and curtains.
<u>Bedroom 2</u>	C. 4.27 x 3.76 C. 14'0" x 12'4"	With carpet and curtains.
<u>Bedroom 3</u>	C. 3.05 x 2.97 C. 10'0" x 9'9"	With carpet, built in wardrobe, vanity unit and curtains.
<u>Bedroom 4</u>	C. 3.05 x 2.97 C. 10'0" x 9'9"	With carpet, built in wardrobe, vanity unit and curtains.
<u>Bathroom</u>	C. 3.45 x 2.29 C. 11'4" x 7'6"	With bath, W.H.B., W.C., separate T90Si shower and tiled floor to ceiling.



OUTDOORS Road boundary of house features a granite wall. Access from the road is via a tarmac driveway which runs to the back of the house. Mature and manicured garden to the front and rear. Pathway around full perimeter of house.

To the rear of the house is a sizable mature garden with paved patio area, oil boiler house and garden shed.

- SERVICES**
- E.S.B.
 - Telephone line
 - Own private water & septic tank
 - Oil fired central heating from new oil burner in boiler house.
 - Wired for Satellite TV (multiple points) and Satellite Broadband

- FEATURES**
- Granite front on significant portion of the front of the property
 - Granite wall on front perimeter of house
 - Elevated site with beautiful views of surrounding countryside
 - Located on quiet secondary road
 - Front lawn with shrubs and flowers, large mature garden to the rear
 - Rear patio, tarmac drive and forecourt
 - Evergreen hedge boundary at both sides of property
 - Solid timber internal doors throughout
 - Double glazed windows
 - Water softener
 - Garden lighting
 - External sensor lighting to front and back of house
 - Alarm
 - Slated roof

GUIDE PRICE € 230,000 (Currently UNDER OFFER!)

VIEWING Viewing By Appointment With Sole Agent