

Moneyquid, Killeigh, Co. Laois.



These particulars are issued by Richard Cleary trading as Property Partners Richard Cleary on the understanding that any negotiations respecting the property mentioned are conducted through the Company. Every care is taken in preparing the particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn.

Access to the beautiful property is via electric gates, this magnificent property is located on approximately 7 acres of elevated lands, directly facing the renowned Slieve Bloom Mountains. The overall floor area is 3,928 Sq.Ft. with a ground floor area of 2,314 Sq.Ft. and a first-floor area of 1,614 Sq.Ft. and the property is in superb condition throughout. There are 5 bedrooms (4 are en-suite) which are all generous in size, the master bedroom is located on the ground floor, complete with a walk-in dressing area and a spacious en-suite bathroom. Heating is via a cost efficient geo-thermal heating system and the property has a **B2** Energy Rating.

Ground Floor

Hallway:	5.50 x 5.50
Kitchen:	5.50 x 5.59 and Utility Area 3.0 x 2.89
Conservatory:	4.43 x 4.45
Dining Room:	6.91 x 3.20
Reception Room:	6.91 x 3.47
Office/Study:	3.00 x 3.10
Bed 1:	4.32 x 3.14 with walk-in Wardrobe (2.85 x 2.29 and an en-suite (2.85 x 1.93)
W/C:	1.48 x 2.37
Cloak Room:	1.13 x 1.99

First Floor:

Bed 2:	4.38 x 3.69 an en-suite (3.13 x 0.95)
Bed 3:	4.55 x 3.69
Bed 4:	4.55 x 3.69 an en-suite 1.8 x 1.8
Bed 5:	6.97 x 4.735 (inclusive of walk in wardrobe 2.09 x 2.67) & en-suite (2.09 x 3.28)
Bathroom:	3.13 x 2.34

FEATURES:

Beautifully manicured & landscaped gardens.

Eco saving under floor heating system.

Electric gates

Set on 7 acres.

Double glazed windows and doors.

Double garage (1,000 Sq.Ft.) with toilet.

Well water with softener system.

A geothermal heating system being only one of the many features presented with this property.

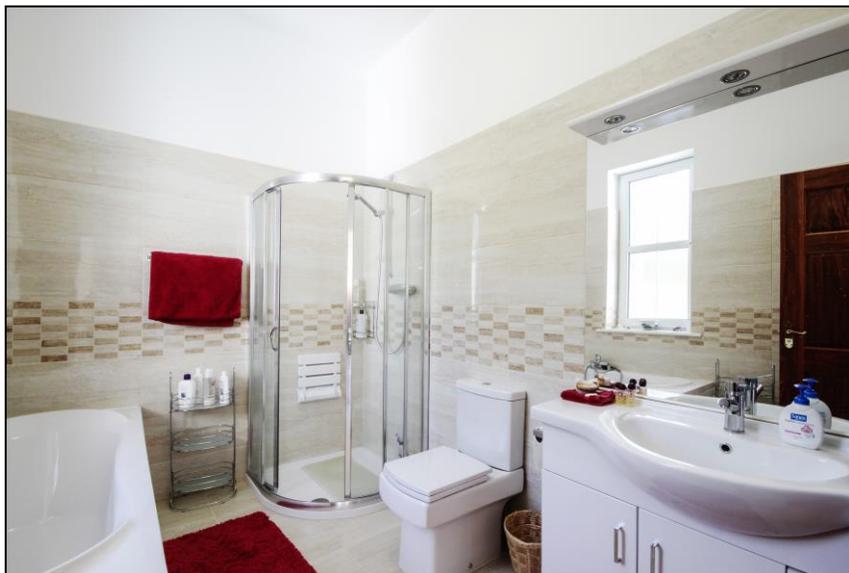
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Slieve Bloom Mountains

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