

For Sale

Asking Price: €375,000

**Sherry
FitzGerald**
McDermott



Ballyoliver, Rathvilly, Co. Carlow, R93 Y135

BER C3

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On entry into Rathvilly village, this stylish spacious detached dormer home presents in excellent condition throughout. It benefits from being within minutes-walk of every local amenity, having a detached garage, being oil heated, double glazed and fitted to high standards and specifications.

Rathvilly is ideally positioned almost midway between Tullow, Castledermot and Baltinglass.



Special Features & Services

- Fenced surrounds.
- Oil heating.
- Double glazing.
- Wired for alarm.

Accommodation

Reception Hall 3.327m x 3.442m (10'11" x 11'4"): Polished hardwood floor. Carpeted stairs off.

Lounge 4.282m x 4.146m (14'1" x 13'7"): Feature bay window. Wrought iron fireplace. Curtains, poles and centre light fitting. Polished hardwood floor.

Kitchen Dining Room 6.015m x 3.430m (19'9" x 11'3"): Fitted floor and wall units. Tiled floor and splashback. Coving and centre light fittings. French doors to side of house.

Utility Room 2.053m x 2.226m (6'9" x 7'4"): Counter unit. Press units. Plumbing. Door to rear. Attic access.

Guest W.C. 1.074m x 1.885m (3'6" x 6'2"): Toilet and sink. Tiled floor.

Bedroom 1 4.021m x 3.463m (13'2" x 11'4"): Polished hardwood floor. Bay window. Curtains and blind.

Landing 3.433 x 1.431m (3.433 x 4'8"): Carpeted. Airing press.

Bedroom 2 3.428m x 3.470m (11'3" x 11'5"): Polished wooden floor. Curtains and pole.

Bedroom 3 3.934m x 3.683m (12'11" x 12'1"): Polished wooden floor. Curtains and pole. Attic access.

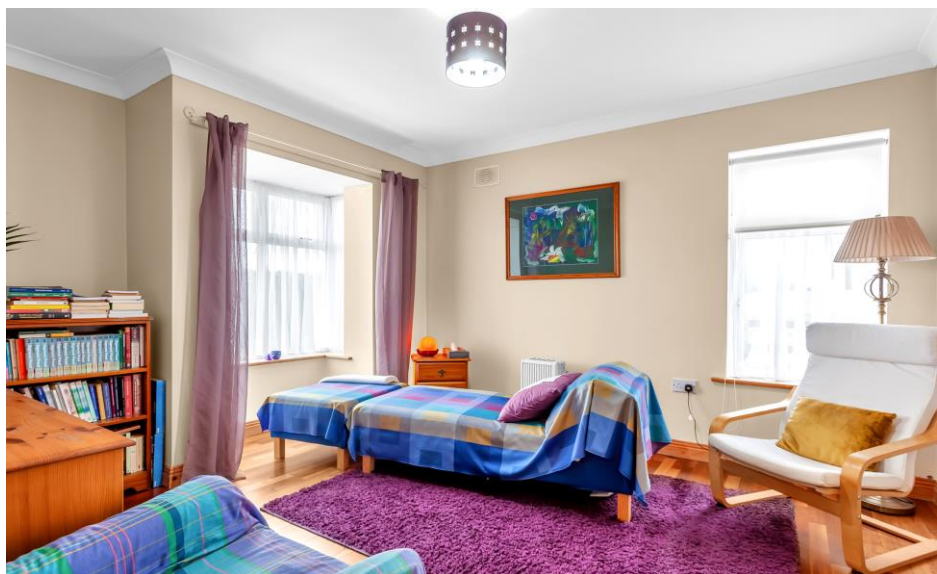
Bedroom 4 5.133m x 3.461m (16'10" x 11'4"): Polished wooden floor. Curtain pole.

En-Suite Toilet. Sink. Shower. Tiled floor.

Bathroom 2.523m x 1.968m (8'3" x 6'5"): Toilet. Sink. Bath. Tiled floor. Part tiled walls. Velux window. Wall mirror.

Garage 5.647m x 4.090m (18'6" x 13'5"): Detached. Concrete floor. Oil burner. Up and over door.

BER BER C3, BER No. 105568026





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SOLICITOR

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