

For Sale

Asking Price: €389,950

**Sherry
FitzGerald**
McDermott



Cnoc Mhuire, Slaney View, Rathvilly, Co. Carlow, R93XE13

BER **F**

sherryfitz.ie



In a cul-de-sac within minutes' walk of every village amenity, this charming architecturally designed bungalow residence is nestled on a mature garden site enjoying panoramic views surrounding.

It enjoys the benefits of on-site parking, out-offices and a split-level accommodation.

An opportunity is presented to acquire a private home with most promising potential.

To place an offer on this property, register for your mySherryFitz account at SherryFitz.ie.



Special Features & Services

- Timeless design
- Quirky features
- Privacy
- Built in 1968
- 141 m²/1518 sq. ft

Accommodation

Reception Hall 1.749m x 7.184m (5'9" x 23'7"): Polished wooden floor. Built in cloak press. Steps to upper hall and first floor. Pine ceiling. Phone point.

Bedroom 1 5.006m x 2.698m (16'5" x 8'10"): Carpeted. Curtains and pole. Pine ceiling.

En-Suite Toilet. Sink. Cubicle shower.

Drawing Room 5.861m x 3.814m (19'3" x 12'6"): Brick fireplace. Carpeted. Curtains and rail. Feature window with panoramic views. Wall shelves. Steps to dining room.

Sun Room 3.403m x 3.510m (11'2" x 11'6"): Laminated wooden flooring. Curtains and poles.

Dining Room 3.894m x 5.054m (12'9" x 16'7"): Carpeted. Pine ceiling. Curtains and poles.

Kitchen 4.245m x 3.814m (13'11" x 12'6"): Fitted floor and wall units. Tiled floor. Pine ceiling. Curtains and pole.

Landing 7.258 (23'10")m x 0.989 (3'3")m & 1.268 (4'2")m x 0.739 (2'5")m: Airing press. Attic access. Carpeted.

Bedroom 2 2.929m x 3.071m (9'7" x 10'1"): Carpeted. Curtains and rail.

Bedroom 3 2.899m x 3.028m (9'6" x 9'11"): Carpeted. Curtains and rail.

Bedroom 4 3.093m x 3.871m (10'2" x 12'8"): Carpeted. Curtains & rail. Double built in wardrobes.

Bathroom 1.631m x 1.881m (5'4" x 6'2"): Sink and bath.

Toilet 1.288m x 0.678m (4'3" x 2'3"): Toilet.

Garden sheds 3.346m x 1.921m (11' x 6'4"):

BER BER F, BER No. 118962513

Directions

From the Square, follow eircode R93 XE13.





NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 001945