

# For Sale

Asking Price: €328,950

**Sherry  
FitzGerald**  
McDermott

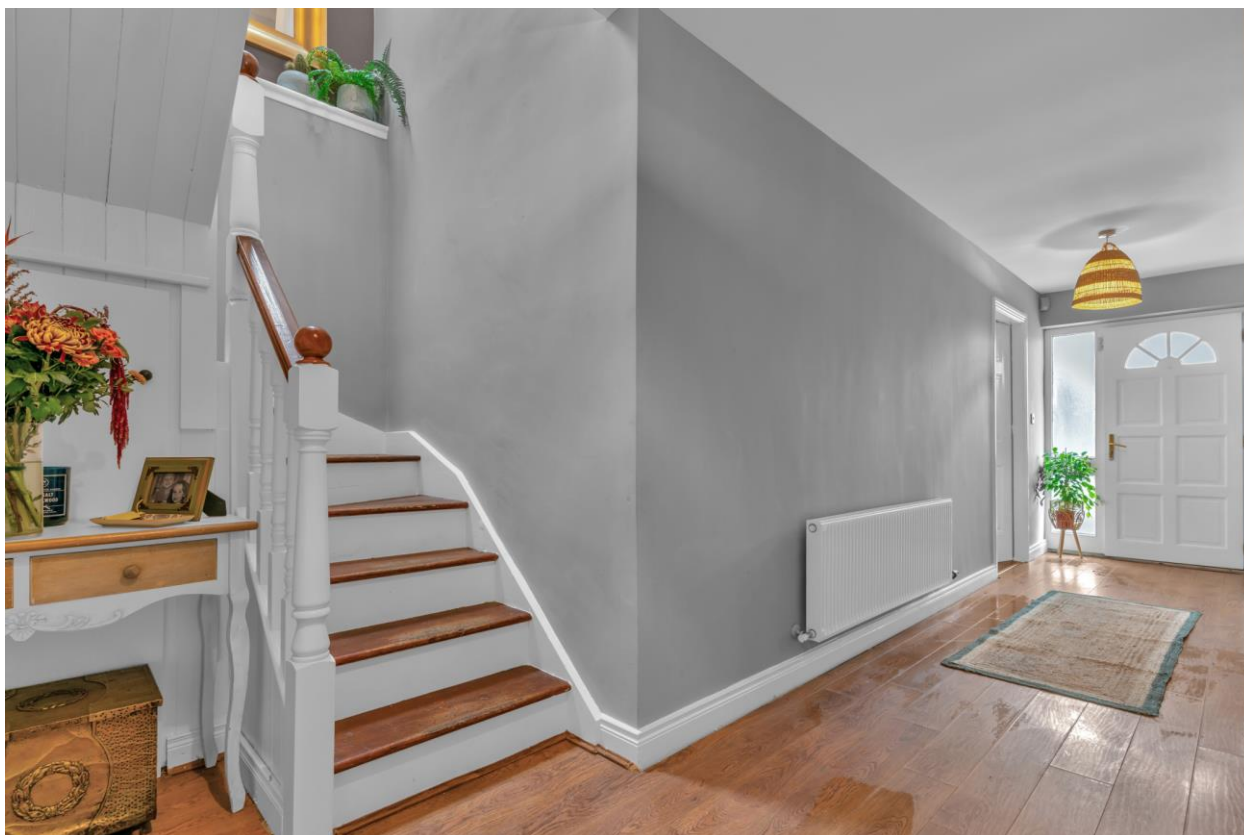


48 Mullaunmore, Ballon, Co. Carlow, R93 X206

**BER** C1

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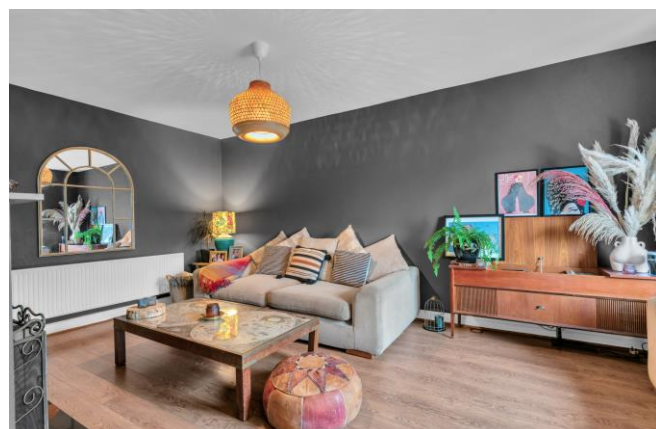




On an elevated landscaped site, this beautiful detached dormer bungalow boasts generous accommodation throughout, convenience to local schools and village amenities proximity to motorway and more.

Viewings are highly recommended to be appreciated.

To place an offer on this property, register for your mySherryFitz account at [SherryFitz.ie](https://www.sherryfitz.ie).



### Special Features & Services

- On-site parking
- Side access
- Elevated landscaped rear garden with portico and garden shed
- Paved patio
- Oil heating
- Double glazing
- 138m<sup>2</sup>/1485 sq. ft
- Built 2005

### Accommodation

**Entrance Hall** 7.285m x 1.347m (23'11" x 4'5"): Laminated wooden flooring. Stairs off. Under stair press.

**Lounge** 3.486m x 5.630m (11'5" x 18'6"): Feature wooden/wrought iron fireplace. Bay window. Curtain, pole and blind. Laminated wooden flooring.

**Kitchen Dining Room** 3.564m x 5.019m (11'8" x 16'6"): Fitted floor and wall units. Integrated double oven, fan, hob, fridge freezer, dishwasher and microwave. Tiled floor and splashback. Sliding door to patio. Centre lights.8

**Utility Room** 1.926m x 1.609m (6'4" x 5'3"): Tiled floor. Plumbing. Door to rear.

**Bedroom 1** 3.617m x 1.524m (11'10" x 5'): Laminated wooden flooring.

**Bedroom 2** 2.980m x 4.955m (9'9" x 16'3"): Carpeted. Blinds.

**Bathroom** 2.999m x 1.917m (9'10" x 6'3"): Toilet. Sink. Bath. Vanity wall mirror. Tiled floor and walls.

**Landing** 2.915m x 1.019m (9'7" x 3'4"): Polished wooden floor. Airing press.

**Bedroom 3** 4.930m x 3.446m (16'2" x 11'4"): Polished wooden floor. Centre light fitting. Blind.

**En-Suite** 1.814m x 1.764m (5'11" x 5'9"): Toilet. Sink. Cubicle shower. Tiled floor. Eves storage. Velux window.

**Bedroom 4** 3.510m x 4.931m (11'6" x 16'2"): Polished wooden floor. Blind. Double built in wardrobes.

**En-Suite** 2.315m x 1.917m (7'7" x 6'3"): Toilet. Sink. Cubicle shower. Tiled floor and walls. Side storage. Velux window.

**BER** BER C1, BER No. 118810159







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**NEGOTIATOR**

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**SOLICITOR**

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