

# For Sale

Asking Price: €695,000

**Sherry  
FitzGerald**  
Fogarty



Rath House On Approx. 8.2 Acres, Ballygague,  
Ballacolla, Co Laois. R32 XE98.

**BER** C2

[sherryfitz.ie](http://sherryfitz.ie)





Stunning period style house standing on approx. 3.32 hectares / 8.2 acres of pastures in a parkland setting. Rath House is a beautiful family home, in a fantastic location near Durrow, Abbeyleix & the M7 & M8 motorways.

Approached through distinctive gates onto a tarmacadamed driveway that curves to the private stand of this beautiful house. It is flanked by lawns edged in natural stone, estate iron railings and mature trees, opening onto a gritted stand.

Built in 2002 this beautiful home has the style and proportions of a period house all incorporated into a new build, full of warmth and comfort.

Rath house features siding sash windows, spacious rooms, new internal doors & rear windows, limestone steps, window cills and front door surround, and decorative cornice plaster work throughout. All 9ft high ceilings at ground floor level.

Accommodation comprises an entrance hallway, a formal sitting room, a relaxed living room, a bright kitchen with French doors to the rear patio, a utility room with wet room style bathroom off.

At first floor level there are four double bedrooms, an en suite shower room and a family bathroom.

All rooms are perfectly decorated, with carpets, curtains and most light fittings remaining, built in wardrobes in three bedrooms, an electric Aga in the kitchen and a white marble fireplace in the formal sitting room.



## Accommodation

**Entrance Hall** 4.5m x 2.3m (14'9" x 7'7"): Black and white tiled floor. Radiator cabinet.

**Living Room** 4.2m x 5m (13'9" x 16'5"): Tongued and grooved wood flooring. Double doors to kitchen. TV point. Multi fuel stove with back boiler installed.

**Sitting Room** 5m x 5.4m (16'5" x 17'9"): White marble fireplace. Tongued and grooved wood flooring. TV point.

**Kitchen** 7.4m x 3.5m (24'3" x 11'6"): Perfect wood kitchen units with white painted finish and granite worktop. Cream Aga with electric oven and gas hob (6 rings) Ceramic tiled splashback and floor. Integrated dishwasher and fridge freezer. French doors (newly installed) to rear garden.

**Utility Room** 3.5m x 3.2m (11'6" x 10'6"): Plumbed for washing machine and dryer. Black slate style floor. SSSU. Wall to wall built in ladders and storage.

**Guest WC** 1.3m x 2.1m (4'3" x 6'11"): WC & WHB and wet room style shower. Wheelchair accessible.

## FIRST FLOOR

**Landing** 5.61m x 2.3m (18'5" x 7'7"): Stira attic stairs fitted. Hot press located here and new hot water cylinder installed.

**Bedroom 1** 3.9m x 2.5m (12'10" x 8'2"): New wood flooring. Built in wardrobe.

**Bedroom 2** 5m x 2.6m (16'5" x 8'6"): New wood flooring. Built in wardrobe.

**Bedroom 3** 3.6m x 5m (11'10" x 16'5"): New wood flooring.

**Bedroom 4** 5m x 3.3m (16'5" x 10'10"): Tongued and grooved wood flooring and corner arrangement for wardrobes.

**En-Suite** WC WHB & electric shower unit.

**Family Bathroom** 2.1m x 2m (6'11" x 6'7"): WC, WHB, bath and overhead shower.







### Garden

Approached through distinctive gates onto a tarmacadamed driveway that curves to the private stand of this beautiful house. It is flanked by lawns edged in natural stone, estate iron railings and mature trees.

### Directions

Follow Eircode R32 XE98 in your google maps.

**BER** BER C2, BER No. 112270616

### Special Features & Services

- Extremely private setting on approx. 3.32 hectares/8.2 acres.
- Oil fired central heating and solid fuel central heating from a multi fuel stove.
- Siding sash windows (uPVC finish) for a period look with low maintenance. (All double glazed), to the front and new casement windows installed to the rear.
- New internal doors, architrave and skirting fitted.
- Limestone doorsteps, window cills and front door surround.
- Decorative cornice plaster work throughout. 9ft high ceilings at ground floor level.
- Sunny south facing patio off kitchen, and gardens beyond that.
- Two span hayshed and lean-to built to support the lands.
- Wiring in place for electric gates, and a tarmacadamed driveway approaches the house.
- Septic tank drainage and private well for water supply.
- Wired for a burglar alarm and external floodlights.
- Exceptional location with Durrow, Abbeyleix and Rathdowney on your doorstep, the M8 junction at Manor Stone is just two kilometres from the house and Kilkenny with all it has to offer is just 28 kilometres away.







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**NEGOTIATOR**

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