

This property was built in 1975 with the current owners purchasing four years ago and totally renovating / decorating the entire house. In pristine condition throughout, excellent layout, with bright spacious rooms, particularly on the ground floor with a contemporary style finish to the kitchen and living areas. *This house has to be viewed to be appreciated!*

#### SERVICES

- Oil Fired Central Heating
- Telephone & ESB
- Mains Water and Mains Sewerage

#### LOCATION

Bagenalstown is a thriving town, extremely busy and rapidly expanding with a number of new businesses in the area. There is a local Credit Union, Bank of Ireland, Solicitors and a number of small businesses. Located off the Royal Oak Road into Bagenalstown on the right hand side, this is only 7 mins walk to the train station, less than 10 mins to the motorway and only 50 mins drive to Dublin. Bagenalstown offers a host of amenities / leisure activities such as golf, pitch and putt, gaelic / soccer pitches, tennis cricket, swimming pools, athletic clubs, horse and greyhound racing nearby.

**SALE TO INCLUDE :** Carpets, Curtains, Light fittings, all kitchen appliances.



## 5 MAPLE DRIVE BAGENALSTOWN, CO. CARLOW.

**For Sale By Private Treaty**



Immaculate 4 bedroom semi-detached home in an exclusive location, within walking distance of all amenities, 7 mins walk to train station, less than 10 mins from Motorway, 50 mins Dublin. This home extends to c.1630 sq ft with accommodation comprising of entrance hallway, kitchen-dining, large living area, utility, whb & wc on ground floor with 3 bedrooms and bathroom on the first floor. Walled in front and rear garden. O.F.CH.

**GUIDE PRICE : €240,000**



## ACCOMMODATION COMPRISES OF THE FOLLOWING:

### GROUND FLOOR

#### **Porch**

Patio door, tiled floor.

#### **Entrance Hallway**

7'02" x 13'02" (2.13 x 3.96)

Oak timber flooring with a door either side leading to the kitchen / dining on the left, living area to the right and study / office straight on. Carpet stairwell leads to the first floor accommodation.

#### **Kitchen - Dining**

22'11" x 10'04" (6.73 x 3.05)

Fabulous contemporary style kitchen, with gloss finish kitchen units at floor and eye level, tiled between units, Cream / Beige porcelain tiled on the floor. Includes Hotpoint double oven, 4 ring hob, extractor fan and dishwasher. Dining Area to top end looking out onto front garden. Arch leads into utility area with access out to garage / shed / rear garden and also from utility access to downstairs toilet and into office / study.



#### **Utility**

6'11" x 7'11" (1.86 x 0.64)

Porcelain tiles running through from the kitchen area, plumbed and includes washing machine, dryer and fridge freezer.

#### **Living Area**

12'02" x 28'05" \*3.66 x 8.54)

Large bright spacious living area with window one end and patio doors other opening out to walled in rear garden. Electric Fireplace, oak flooring running through from the hallway, cornicing around the edges.

#### **Office / Study**

7'02" x 14'10" (2.13 x 4.29)

Lovely cosy but bright room located in the centre of the house, with doors leading to both utility area, living area and back out to the hallway. Oak flooring.

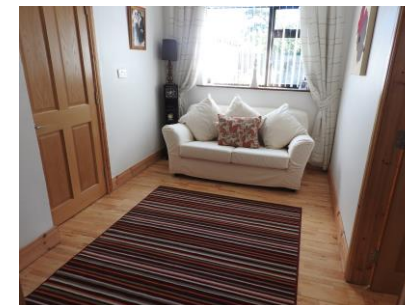


### FIRST FLOOR

#### **Bedroom 1**

15'04" x 11' (4.58 x 3.35)

Building in wardrobes full width of back wall. Laminate flooring.



*Bedroom 1 & Study / Bedroom on Gd Floor*

#### **Bedroom 2**

12'10" x 12'4" (3.68 x 3.69)

Laminate timber flooring, built-in wardrobes

#### **Bedroom 3**

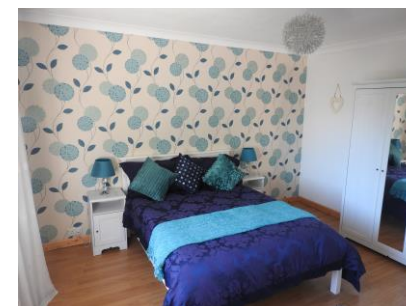
8'10" x 9' (2.46 x 2.47)

Laminate timber flooring, built-in wardrobes

#### **Bathroom**

10'01" x 7'11" (3.05 x 2.16)

WHB, WC, Jacuzzi Shower and Bath. Nicely tiled floor to ceiling, heated towel rail.



*Main Bathroom with ensuite bedroom.*

### FEATURES

- This house has been totally renovated and decorated in the past 4 years, now presented as a very modern family home, in pristine condition.
- Fantastic location within walking distance of all amenities, less than 7 mins to Train Station, 50 mins to Dublin, 10 mins drive to Motorway
- Front and walled in rear garden
- Garage / Shed to rear