

For Sale

Asking Price: €685,000

**Sherry
FitzGerald**
McDermott



The View, Ballinaguilky, Hacketstown, Co. Carlow, R93 H2A2

BER C1

sherryfitz.ie



On a generous naturally landscaped site, this splendid executive home enjoys the benefits of spectacular views surrounding, most well-appointed accommodation measuring 375.34 M²/4,040 sq. ft over its two floors, underfloor heating, natural stone carpeted flooring on ground floor level and a host of internal and external features.

There is a detached garage and a large complimentary steel shed in-situ.

Tarmacadam driveways surround mature shrubs and hedgerows. Access is off a newly surfaced avenue road. The entire is contained in Folio CW24128F, measuring 1.82 acres.

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

Directions

From Hacketstown take Tinahely Road and follow eircode R93 H2A2.

BER BER C1, BER No. 109027102

Special Features & Services

- Oil heating.
- Double glazing.
- Quality fixtures and fittings throughout.



Accommodation

Reception Hall 5.474m x 7.890m (18' x 25'11"): Feature centre stairwell with glass panels. Recessed lighting. Part - double-height ceiling. Cloak/coat press off.

Lounge 7.908m x 6.249m (25'11" x 20'6"): Solid fuel stove. Curtains and pole. Natural stone carpet. Recessed lighting.

Family/Dining Room 5.286m x 5.507m (17'4" x 18'1"): Provision for centre fireplace. Natural stone carpet. Curtains and pole. Double glass pine doors to Kitchen/Dining cum Living room.

Kitchen/Diner/Sun Room 8.905 (29'3")m x 5.494 (18')m & 3.778 (12'5")m x 4.040 (13'3")m: Fitted floor and wall units. Island unit. Integrated double oven. 5 ring hob. Dishwasher. Recessed ceiling lights. Feature ceiling height windows. Natural stone carpet.

Utility Room 3.374m x 2.979m (11'1" x 9'9"): Natural stone carpet. Fitted counter unit. Plumbing. Wall shelves. Recessed lighting. Door to side.

W.C. 2.458m x 1.107m (8'1" x 3'8"): Toilet and sink. Natural stone carpet.

Bedroom 1 4.078m x 3.502m (13'5" x 11'6"): Downstairs. Natural stone carpet. Recessed lighting.

En-Suite 2.228m x 1.472m (7'4" x 4'10"): Toilet. Sink. Cubicle shower. Natural stone carpet.

Landing 4.879m x 5.320m (16' x 17'5"): Glass gallery overlooking hallway and stair surround. Carpeted. Attic access. Walk-in airing press. Immersion heater. Shelved.

Bedroom 2/Master 6.00m x 5.900m (19'8" x 19'4"): Walnut laminate flooring. Walk-in wardrobe off.

En-Suite 2.355m x 2.355m (7'9" x 7'9"): Toilet., sink and shower.

Bedroom 3 3.874m x 4.098m (12'9" x 13'5"): Walnut laminate flooring. Curtain.

Bedroom 4 5.608m x 4.033m (18'5" x 13'3"): Walnut laminate flooring. Curtain.

Bedroom 5 5.600m x 4.571m (18'4" x 15'): Walnut laminate flooring. Curtain.

En-Suite 1.607m x 3.260m (5'3" x 10'8"): Toilet. Sink. Cubicle shower. Tiled floor. Wall mirror.

Bathroom 3.610m x 3.758m (11'10" x 12'4"): Raised sunken bath. Vanity sink unit. Toilet. Tiled floor. Wall mounted mirror light fitting.

Detached Garage 5.112m x 4.208m (16'9" x 13'10"): Up and over door. Concrete floor. Oil burner. Water pump.

Steel Shed 6.993m x 3.932m (22'11" x 12'11"):





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Helen Brophy
Sherry FitzGerald McDermott
The Square, Tullow, Co Carlow
T: 059 9152443
E: tullow@sfmcdermott.ie

John A Sinnott & Co
Solicitors
Market Square
Enniscorthy
Co. Wexford

sherryfitz.ie

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