## For Sale

Asking Price: €685,000

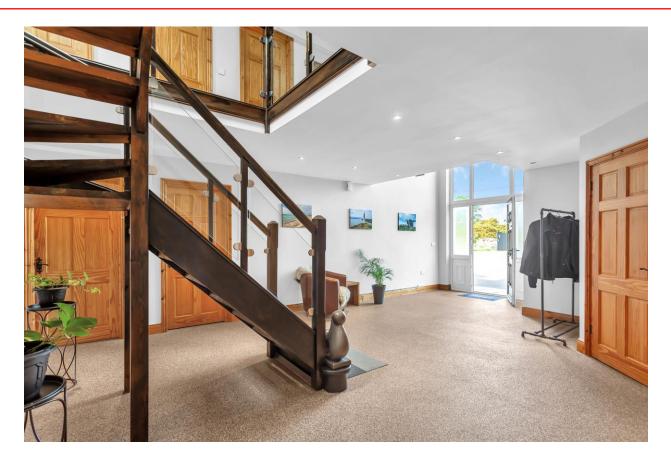
Sherry FitzGerald McDermott



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



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On a generous naturally landscaped site, this splendid executive home enjoys the benefits of spectacular views surrounding, most well-appointed accommodation measuring 375.34 M<sup>2</sup>/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.

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## 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



**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