

NO. 16 THE BIRCH,
DELCY ABBEY | RATHVILLY
CO. CARLOW | R93 FW70

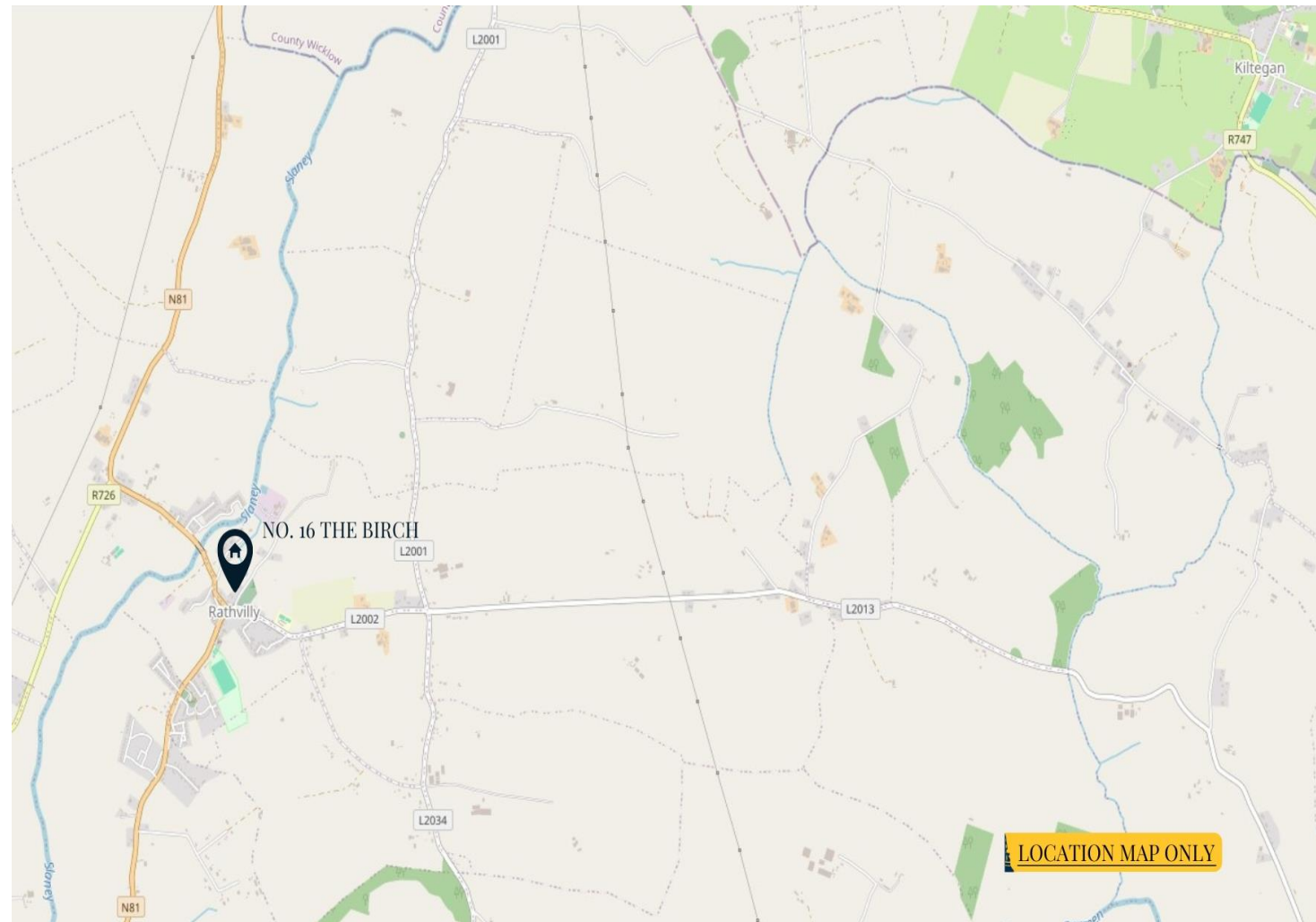


LOCATION

Delacy Abbey development is within walking distance of the quaint, unspoilt village of Rathvilly on the bank of the river Slaney. Close to all amenities including, Pre-Cchool and Primary School, Shops, Coffee Shops, Church, Pubs & Eateries. Local sports clubs are on your door step and a bus service to Secondary School and Carlow Community College. Rathvilly is located on the N81 making it a good prospect for commuters.

Baltinglass: 7.8kms. Carlow: c. 19kms

Blessington: c. 37kms. Dublin: c. 89kms.



DESCRIPTION

Two storey residence in good condition throughout extending to c. 99 sq. mts. The property comprises entrance hall, living room, kitchen dining room with utility room off and guest W.C.,. Upstairs there are three bedrooms, master bedroom with an En-Suite and a family bathroom. The property boast wood and tiled flooring and is decorated in neutral tones throughout. It is very bright and spacious. The property has the advantage of overlooking a large green area to the front with large mature trees and he old church in the distance. There are front and rear gardens and off street parking.

OUTSIDE:

- Front Garden.
- Off Street Parking.
- Rear Garden.
- Patio Area.
- Barna Shed.

SERVICES:

- Oil Fired Central Heating.
- Mains Water.
- Mains Sewage.
- ESB.



ACCOMMODATION

| | | |
|-----------------------|---------------|--|
| ENTRANCE HALL | 2.88m x 1.74m | |
| LIVING ROOM | 5.91m x 3.82m | With feature fireplace with open fire, wooden flooring. |
| KITCHEN / DINING ROOM | 4.92m x 3.46m | With fitted kitchen units, oven & hob, tiled floor & splashback. |
| UTILITY ROOM | 1.68m x 1.63m | Plumbed for washing machine & door to back garden. W.C off. |
| W.C | 1.72m x 1.04m | With W.C & W.H.B. Tiled Floor. |
| UPSTAIRS | | Landing & attic access & hotpress. |
| BEDROOM 1 | 3.47m x 2.23m | With wooden flooring. |
| BEDROOM 2 | 3.50m x 2.58m | With wooden flooring & fitted wardrobes. |
| BATHROOM | 2.28m x 1.49m | With bath, W.C & W.H.B. Tiled floor & part tiled walls. |
| BEDROOM 3 | 3.54m x 3.42m | With wooden flooring & fitted wardrobes. |
| EN-SUITE | 2.55m x 1.23m | With double shower with electric shoer, W.C & W.H.B. |









FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€225,000

BER:
C1

J. P. & M. Doyle Ltd.

Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

Telephone: 045 865 568

Email: enquiries@jpmdoyle.ie

PSRA: 002264



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