

For Sale

Asking Price: €549,500

**Sherry
FitzGerald**
McDermott



Bellshill, Clonmore, Hacketstown, Co. Carlow, R93 DT72

BER C1

sherryfitz.ie



On a stunning landscaped 1.92 acre site, minutes from Clonmore Primary School and only a short drive to Hacketstown, this splendid home boasts an almost maintenance free stone/brick fronted exterior, mature hedgerows surrounding, gravelled patios, an integrated double garage and an array of high-spec fixtures, fittings and effects throughout its 272 sq. mtrs of accommodation. It must be viewed to appreciate the offering it presents.

Bellshill is a respected agricultural residential town land, offering tranquil living and a sought-after lifestyle option.



Special Features & Services

- Double glazing
- Oil heating
- Polished floors and tiling
- Alarm

Accommodation

Reception Hall 7.753m x 4.394m (25'5" x 14'5"): Canadian cherry wood floor. Wrought-iron fireplace with inset stove. Coving. Centre light fitting. Phone and alarm points. Mahogany stairwell and overhead gallery. Understairs press.

Lounge 5.980m x 4.091m (19'7" x 13'5"): Feature marble and wrought-iron fireplace. Coving and antique-style centre light fitting. French doors to patio and rear garden. Bay window. Curtains, pole and blinds. Polished wooden floor.

Family Room 4.088m x 4.147m (13'5" x 13'7"): Coving and centre light. Twin windows with blinds. Polished wooden floor.

Kitchen Dining Room 6.910m x 5.581m (22'8" x 18'4"): Solid wood floor and wall units. Island unit. Integrated double oven, hob, dishwasher and fridge. Ceiling extractor hood. Counter unit. Raised dining area. Centre light fittings. Blinds. Double bevelled glass doors to Sun Room.

Sun Room 3.435m x 4.297m (11'3" x 14'1"): Tiled floor. Pine ceiling with recessed lighting. French doors to patio and garden.

Utility Room 2.160m x 3.104m (7'1" x 10'2"): Fitted floor and wall units. Sink unit. Centre light fitting. Tiled floor and walls. Door to rear.

Guest W.C. 2.572m x 0.796m (8'5" x 2'7"): Toile. Vanity sink unit. Glass shelf and bevelled oval mirror. Tiled floor. Centre light fitting.

Garden

Kerbed raised lawns. Garden sheds. Polytunnel.

BER BER C1, BER No. 103930335

Directions

From Hacketstown or Tullow, follow eircode R93 DT72. The property is on a corner site with generous side road frontage.



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.
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