



**RESIDENCE ON C. 0.46 ACRE | 0.19 HECTARE**

**Bough | Rathvilly | Co. Carlow | R93 TD91**

# LOCATION

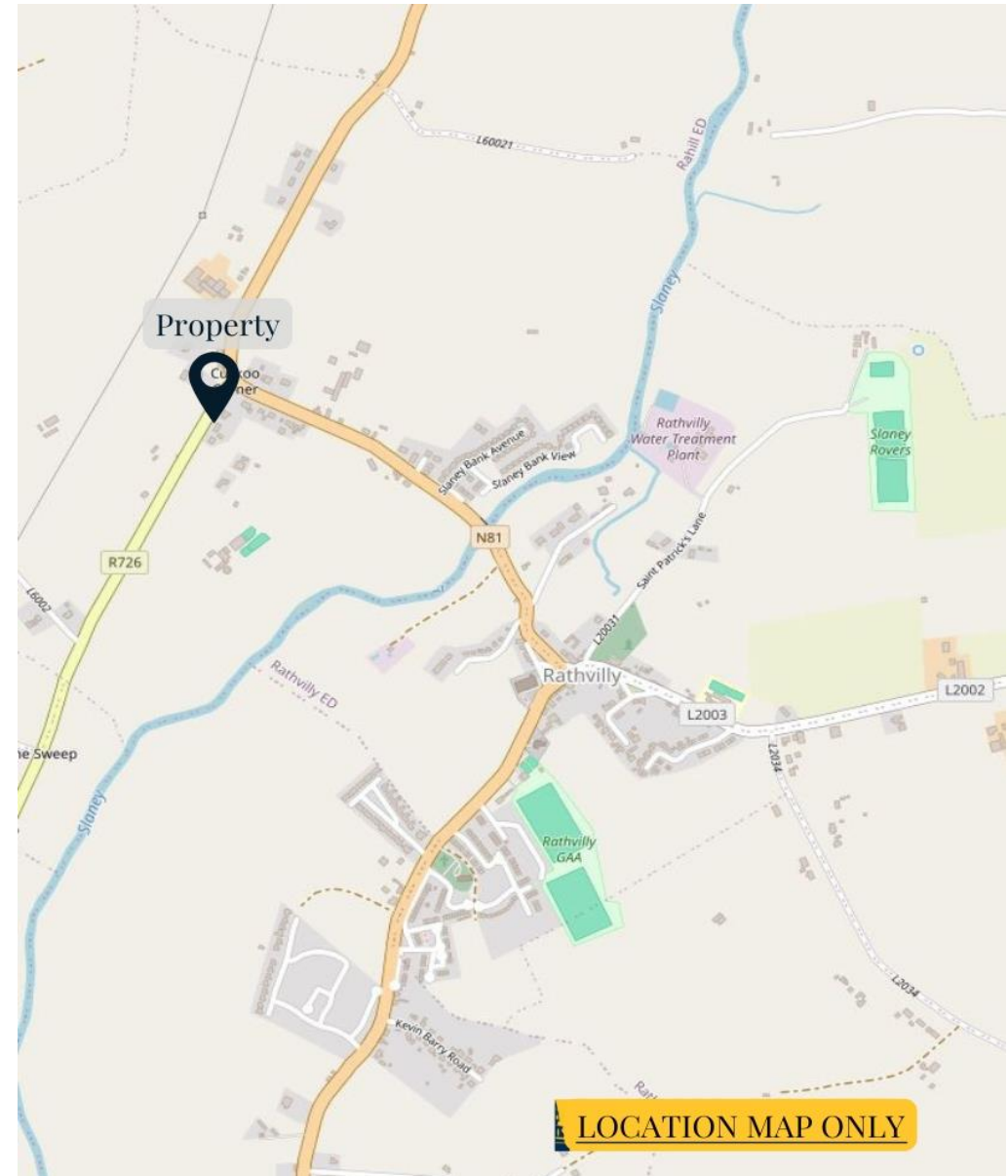
This stunning home is privately tucked away behind electric gates and stone walls in the townland of Bough Rathvilly, a short drive to the N81 and the village itself. Nestled on the Carlow Wicklow border, Rathvilly is a thriving and welcoming village renowned for its strong sense of community, scenic surroundings, and excellent quality of life. Situated along the banks of the River Slaney, the village offers a perfect balance of rural tranquillity and modern convenience. Residents enjoy a range of local amenities including shops, cafés, schools, sporting facilities, and community services, while the nearby Lisnavagh House and Gardens and the beautiful surrounding countryside provide exceptional opportunities for outdoor recreation and leisure. The area is particularly popular with walking, cycling, and equestrian enthusiasts. Conveniently located within easy reach of Tullow, Carlow, and Dublin via the N81 and M9 road networks, Rathvilly offers an ideal setting for those seeking a peaceful country lifestyle without sacrificing accessibility. Combining village charm, excellent amenities, and a beautiful natural environment, Rathvilly is a highly desirable place to live and invest.

**Baltinglass:** c. 7 kms.

**Carlow:** c. 18kms.

**Blessington:** c. 37 kms.

**Dublin:** c. 69 kms.



# DESCRIPTION

## Exceptional A3-Rated Family Home, Fully Renovated to the Highest Standards

Presented in immaculate turnkey condition, this outstanding four-bedroom bungalow has been completely renovated and rebuilt to create a stylish, energy-efficient home designed for modern living. Accessed through electric gates, the property immediately impresses with its privacy and sense of seclusion. High front boundary walls create a peaceful retreat from the outside world, while the beautifully finished exterior hints at the quality that awaits within. Step inside and you are welcomed by a bright entrance hall, where contemporary décor and elegant large-format flagstone tiles set the tone throughout the home. Every detail has been carefully considered, resulting in a residence that combines luxury, comfort and practicality.

To the front of the property, a cosy living room features a beautiful Lamartine fireplace and wall-mounted television, creating the perfect space to unwind and relax. At the heart of the home lies a spectacular open-plan kitchen, dining and living area. Bathed in natural light and enjoying stunning views of the surrounding countryside, this impressive space is enhanced by large sliding patio doors that open onto the outdoor terrace. The bespoke fitted kitchen is a true centrepiece, featuring integrated appliances, a hidden pantry, wine cooler, generous island with recessed sink, seating, quartz worktops, and a premium Quooker tap system. A separate utility room further enhances the home`s functionality. A wide hallway leads to four spacious double bedrooms and a beautifully appointed family bathroom. All bedrooms benefit from fitted wardrobes and tiled flooring, while the luxurious master suite enjoys the added convenience of a private en-suite bathroom.

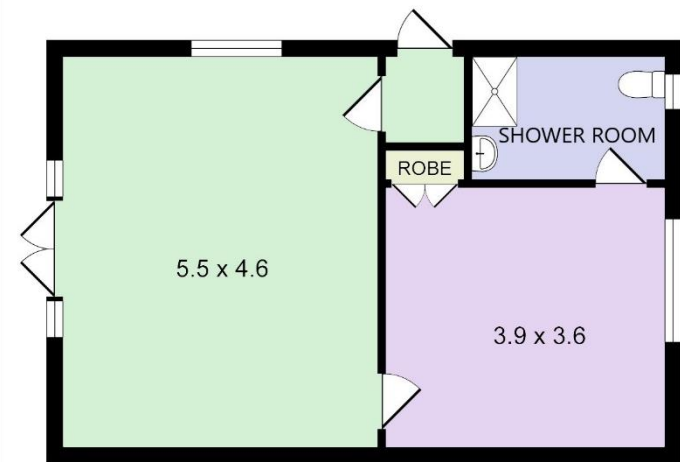
Outside, the property continues to impress. The expansive granite-paved terrace provides an ideal setting for entertaining, al fresco dining, or simply relaxing while taking in the peaceful surroundings. A covered outdoor area currently accommodates seating, a jacuzzi and sauna (not included in the sale), offering excellent potential for future enjoyment. The low-maintenance gardens are beautifully presented, while a large detached workshop with roller door and ESB connection provides excellent storage or workspace options. Completing the property is a detached garage divided into three separate rooms, offering exceptional versatility for a variety of uses.

This is a rare opportunity to acquire a beautifully finished, highly efficient family home where quality craftsmanship and thoughtful design are evident throughout.

# FLOOR PLAN



Residence  
c. 165 mts. sq.



Detached Garage  
c. 45 mts. sq.

















# FEATURES

- Detached garage: c. 45 sq. mts. Divided into three rooms.
- Detached workshop: c. 109 sq. mts. With Up and over garage door. With ESB.
- Electric gates.
- Front drive with ample parking.
- Private Front garden .
- Large rear garden with beautiful views over surrounding countryside.
- Raised granite terrace.
- Lower level seating area with gazebo.
- A3 Energy Efficient Home, eligible for green mortgage rates.
- High spec smart home manuals in all rooms.
- Quooker Tap System with filtered and carbonated water options.
- Smart Controlled underfloor heating throughout.
- Oil fired central heating.
- Kalfire Gas fire by Lamartine in living room.
- Triple Glazed windows & sliding doors throughout.
- 16 solar panels 10 kw battery.
- Porcelain tiled floor throughout.
- Electric blinds.
- Quarts countertops.
- Contemporary tiling in bathroom & En-Suite.
- Lightwave smart light switches and electric blind controls throughout.
- Electric Car charger Fitted.
- Wired for external generator.
- Out door sockets around house and in outdoor area.
- Home completely re-wired with Cat 6 cable to every power point.
- High speed broadband throughout.
- CCTV security camera system & electric gate which can be controlled remotely.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**€625,000**

**BER:**

**A3**

**J. P. & M. Doyle Ltd.**

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