



Ballyshancarragh, Bunclody, Co Carlow

Y21TE86

Guide Price: €350,000



3



1



Sq m
138.9



DESCRIPTION

This attractive three-bedroom detached residence with detached garage enjoys a picturesque setting just off the R724, approximately 1.5 km from Kildavin Village and 6 km from Bunclody town with all its amenities.

Set on c. 0.61 acres of beautifully maintained gardens which include an orchard and patio area, the property is accessed via a fenced entrance with gates, gravel driveway, and a concrete surround, offering both practicality and charm.

Constructed c. 1997, the home is built of double-row concrete block with a pitched slate roof, ensuring durability and classic appeal. The property has been upgraded with PVC double-glazed windows and doors, along with PVC fascia, soffit, and guttering, providing excellent energy efficiency and low maintenance.

Presented in turn-key condition throughout, this property offers comfortable living in a peaceful countryside setting while remaining within easy reach of the M9 motorway, Carlow, Kilkenny, and Waterford.



ACCOMMODATION

Entrance Hall: 3.63m x 2.30m (11'11" x 7'7").

A bright and spacious hallway, tastefully decorated in neutral tones. Features include carpeting, decorative coving, and a dado rail, adding a touch of elegance. An attractive archway leads through to the return hallway, creating a warm and welcoming first impression.

Entrance Hall Return: 2.92m x 0.27m (9'7" x 0'11").

The elegant style continues from the main hallway, featuring the same neutral décor, quality carpeting, coving, and dado rail for a seamless flow throughout this welcoming space.



Living Room: 3.63m x 4.62m (11'11" x 15'2").

A bright and inviting space featuring the same quality carpet as the hallway, decorative coving, and a beautiful bay window overlooking the front of the property. An electric fire provides a cosy focal point, creating a comfortable and relaxing atmosphere.



Bedroom 1: 4.20m x 3.50m (13'9" x 11'6").

The largest of the three bedrooms, this bright and spacious room features carpeted floors, coving, built-in wardrobes, and a window overlooking the front of the property, offering both comfort and practicality.

Bedroom 2: 3.63m x 3.04m (11'11" x 10').

A well-proportioned double bedroom featuring a carpeted floor, coving, and a window overlooking the front of the



property. Built-in wardrobes provide excellent storage and enhance the room's clean, functional layout.

Bedroom 3: 3.16m x 3.50m (10'4" x 11'6").

A comfortable bedroom featuring carpeted floors, decorative coving, and built-in wardrobes. A window to the rear of the property provides pleasant views and natural light.

Bathroom: 2.59m x 1.68m (8'6" x 5'6").

Well-appointed with lino floor covering and partially tiled walls, this bathroom features a modern electric shower, WC, and a WHB set in a timber vanity surround, combining functionality with a stylish finish.

Kitchen/Dining Room: 3.72m x 6.49m (12'2" x 21'4").

A large, spacious room featuring lino timber effect flooring and a beautifully crafted solid oak kitchen with quartz worktops and tiled splashbacks. The kitchen is equipped with built-in appliances, including a dishwasher, double oven, and electric hob. Double doors open to the outside, flooding the space with natural light and providing a seamless connection to the garden.

Utility Room: 1.82m x 1.76m (6' x 5'9").

Practical and well-designed, the utility room features a tiled floor and built-in units providing ample storage and workspace. An elegant archway leads through to the rear lobby, ensuring a seamless flow within the home.

Rear Lobby: 2.40m x 2.22m (7'10" x 7'3").

A bright and functional space featuring a tiled floor and built-in units housing a washing machine and tumble dryer. The lobby also includes a sink and drying rack. With a dual-aspect layout, the room is flooded with natural light and offers direct access to the rear garden.

BER DETAILS

BER: C2

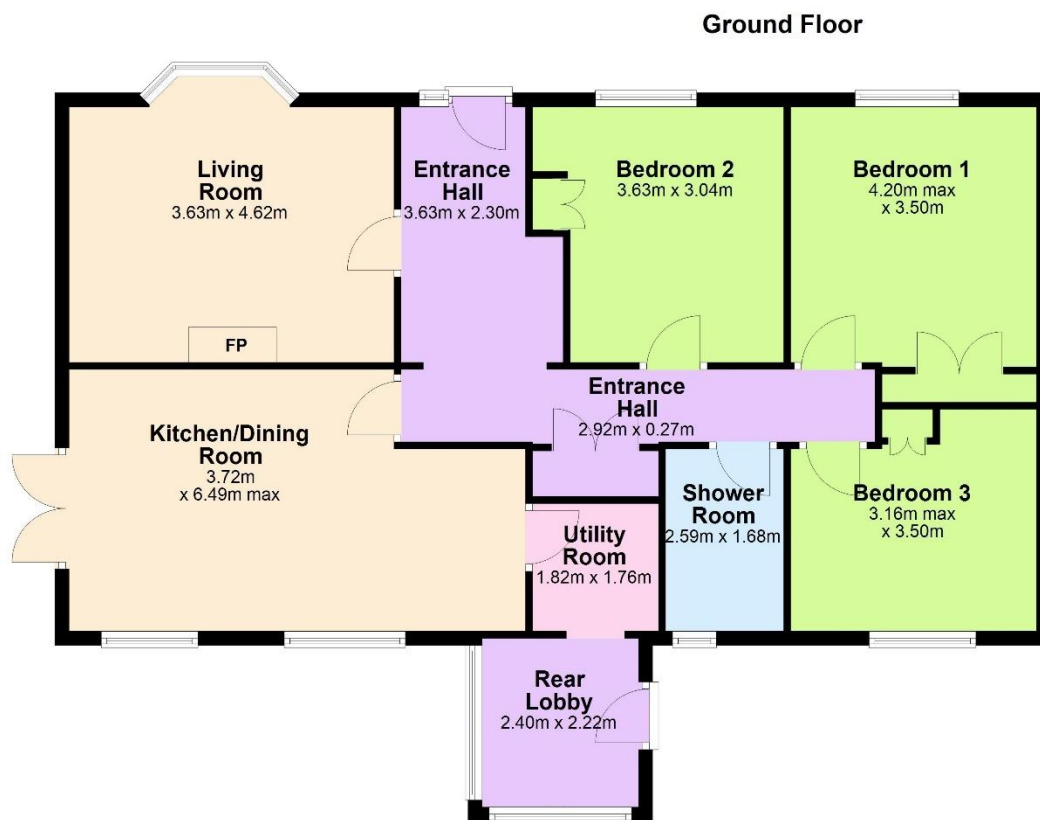
BER No: 118944503

Energy Performance Indicator: 185.87 kWh/m²/yr
kWh/m²/yr

GUIDE PRICE

Guide Price: €350,000





Total area: approx. 138.9 sq. metres

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.

For further information please contact:

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