

For Sale

Asking Price: €725,000

**Sherry
FitzGerald**
McDermott



Knockacrin, The Swan, Co. Laois, R14 EA27.

BER **B2**

sherryfitz.ie

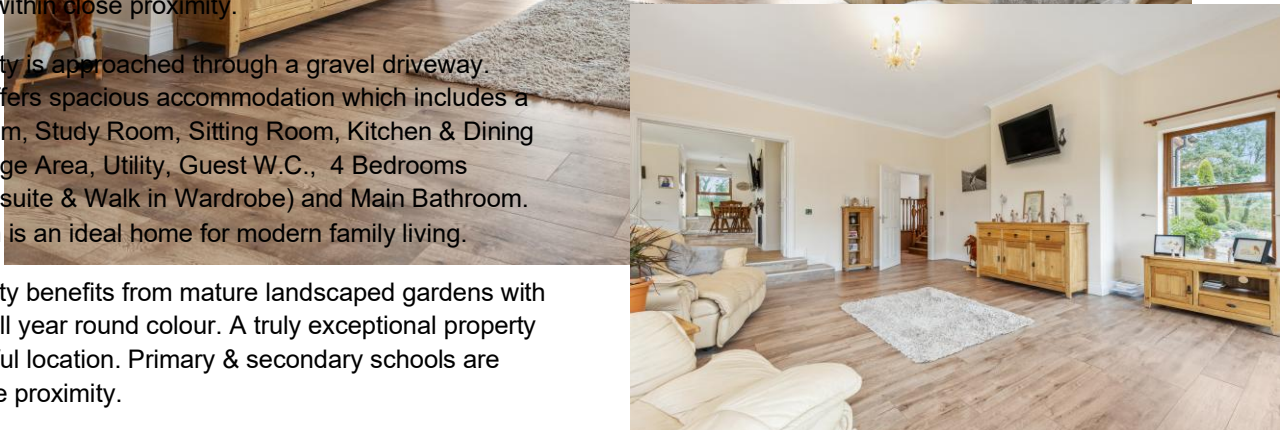


Knockacrin is a magnificent family home nestled on a quiet country road. Located on an elevated site with stunning views surrounding it. As you approach the property by a sweeping gravel drive, you are greeted by beautifully landscaped gardens, surrounding pond and countryside.

Sitting on its own tranquil site of 6.5 acres / 2.63 hectares and surrounded by panoramic views of the countryside. Comprising C. 245 sq. m of internal living space on a site of C. 6.5 acre. Property boasts an additional C. 108 sq. m concrete base for a double garage. Property offers the opportunity to acquire a high quality turnkey home with all the benefits of country living yet all the conveniences of town amenities within close proximity.

The property is approached through a gravel driveway. Property offers spacious accommodation which includes a Sitting Room, Study Room, Sitting Room, Kitchen & Dining Area, Lounge Area, Utility, Guest W.C., 4 Bedrooms (Master Ensuite & Walk in Wardrobe) and Main Bathroom. Knockacrin is an ideal home for modern family living.

The property benefits from mature landscaped gardens with providing all year round colour. A truly exceptional property in a beautiful location. Primary & secondary schools are within close proximity.



Accommodation

Entrance Hall 4.73 x 5.43: Wood effect tiled floor. Light fittings x 3. Coving.

Side Hall 2.23 x 2.51: Tiled floor. Light fitting. Door to side of property. Coving. Storeroom.

Study 3.74 x 3.73: Wood effect tiled floor. Coving. Light fitting. Curtains.

Utility Room 3.22 x 3.71: Tiled floor. Fitted units. Shelving. Coving. Light fitting.

Sitting Room 5.55 x 5.92: Timber floor. Coving. Light fitting. Wall lights. Curtains. 2 sets of french doors to large balcony. Double doors to elevated dining area.

Lounge Area 4.87 x 5.63: Wood effect tiled floor. Coving. Light fitting. Double doors down to sitting room. French door to rear garden. Steps up into kitchen / dining area. Blind & curtains.

Kitchen 6.51 x 5.92: Porcelain tiled floor. Fitted units with gloss finish. Island unit. Belling cooker. Eye level double oven. Integrated dish washer & fridge freezer. Tiled splash back. Recessed Lights. Blinds.

Guest W.C. 1.51 x 1.76: Porcelain tiled floor. Fully tiled walls. W.C. W.H.B. Shelving. Light fitting.

Landing 4.77 x 4.35: Carpet on stairs & landing. Oak staircase. Recessed lights. Natural light from velux. Access to attic

Master Bedroom 6.20 x 5.57: Carpet. French doors to balcony area. Curtains. Blinds. Radiator. Light fittings x 2.

Guest W.C. 2.07 x 1.76: Tiled floor. Fully tiled walls. W.C. W.H.B. Triton T90sr shower. Chrome radiator. Velux. Shaving light & socket.

Walk In Wardrobe 1.62 x 2.72: Carpet. Shelving. Light fitting.

Bedroom 2 3.95 x 5.04: Carpet. Blinds. Light fitting. Radiator.

Bedroom 3 4.61 x 4.07: Carpet. Blinds. Light fitting. Radiator. Access to eaves.

Bedroom 4 3.70 x 4.76: Carpet. Curtains. Light fitting. Radiator.

Bathroom 2.73 x 2.32: Tiled floor. Fully tiled walls. W.C. W.H.B. Shower. Chrome radiator. Velux. Light fitting. Shelving unit. Shaving light & socket.





Special Features & Services

- Landscaped Gardens.
- Man made pond.
- Geothermal heating.
- 2 x elevated balconies.
- Walk in Wardrobe.
- Outside Lights.

BER BER B2, BER No. 117231498



Directions

From Ballylynan village proceed out the Kilkenny Road (N78). Turn right onto R430. Take right onto R426. Property located on left.





NEGOTIATOR

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