

For Sale

Asking Price: €368,500

**Sherry
FitzGerald**
McDermott



Lackabeg, Kildavin, Co. Carlow, Y21 HH21

BER B3

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In the centre of Kildavin Village, this recently modernised and upgraded bungalow enjoys the benefits of an extended private site backing onto a fast flowing stream. It offers most generous parking, a range of out offices to include a small warehouse and a detached multi-purpose building with separate access.

The bungalow presents in turn-key condition, its features include replacement windows and doors, high-spec tiling and lighting, appliances and kitchen units. The addition of Pergola completes the offering.



Special Features & Services

- Mains services.
- Oil heating.
- replacement window and doors.
- Quality fixtures and fittings throughout.

Accommodation

Hall 3.366 (11'1")m x 1.931 (6'4")m & 7.114 (23'4")m x 0.953 (3'2")m: Laminated wooden flooring. Centre and recessed lighting. Double bevelled glass doors to Kitchen/Dining room.

Lounge 4.417m x 3.517m (14'6" x 11'6"): Laminated wooden flooring. Raised fireplace. Blinds. Airing press - 300 litre stainless steel tank. Zoned heating control panel.

Kitchen Dining Room 7.868m x 2.967m (25'10" x 9'9"): Fitted floor and wall units. Four ring industrial hob. Copper effect extractor hood. Dishwasher. Washing machine. Double oven/microwave. Porcelain tiled floor. Centre table lights. Blinds. French doors to Pergola.

Pergola 7.603m x 4.018m (24'11" x 13'2"): Concrete wooden effect floor. Beamed ceiling with uPVC protected sheeting. T.V. point. Centre fan light.

Bedroom 1 2.851m x 2.921m (9'4" x 9'7"): Laminated wooden flooring. Built in wardrobes. Blinds.

Bedroom 2 2.906m x 3.112m (9'6" x 10'3"): Laminated wooden flooring. Built in wardrobes. Blinds.

Bedroom 3 2.60m x 4.950m (8'6" x 16'3"): Laminated wooden flooring. Blinds. T.V. point. Double bed.

En-Suite 2.701m x 1.496m (8'10" x 4'11"): Toilet. Sink. Cubicle shower. Heated towel rail. Tiled floor and wall.

Bedroom 4 3.469m x 2.683m (11'5" x 8'10"): Laminated wooden flooring. Blind. Table shelf.

Bathroom 2.688m x 1.722m (8'10" x 5'8"): Toilet. Sink. Bath. Electric and power shower. Tiled floor and walls. Shower Screen.

BER BER B3, BER No. 109751974

Directions

On entering Kildavin Village from Ballon, pass Conway's public house on left hand side. Proceed straight. Bungalow is last on right hand side. Follow Eircode Y21 HH21.





NEGOTIATOR

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