



# Four Bedroom Bungalow on c. 1 Acre

MAPLESTOWN | RATHVILLY | CO CARLOW | R93 XY67



4



2



161 Sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

Situated in this most scenic setting south of Baltinglass Town on the Carlow/ Wicklow border and just off the N81 & close to the Village of Rathvilly.

### DESCRIPTION:

A charming four bedroom residence on c. 1 Acre, offering a comfortable and spacious living experience has come to the market. The property extends to approximately 161 square meters (1,736 square feet), providing ample room for a growing family or those seeking a generous living space. One is greeted by a welcoming hall that sets the tone for the entire home. The design ensures a seamless flow throughout the property. The heart of the home, the kitchen/dining room is designed for both functionality and style. The dining area provides a perfect setting for family meals and gatherings. The bungalow boasts four generously sized bedrooms, providing flexibility for various needs such as guest rooms, home office, or playroom. The master bedroom comes complete with an en-suite bathroom.



## ACCOMMODATION

### Entrance Hall/ Reception

### Living Room

5.48 x 4.08

Feature Marble Fireplace Wood Flooring.

### Kitchen/ Dining Room

6.73 x 4.51

Modern Fitted Units, Tiled Flooring,  
Patio Doors to Gardens.

### Rear Hall

### Utility

3.22 x 2.87

Fully Fitted.

### Master Bedroom 1

4.32 x 4.27

With Fitted Wardrobes

### En suite

2.74 x 1.04

Shower, WC, WHB.

### Bedroom 2

3.65 x 3.51

### Bathroom

4.61 x 2.10

Bath, WC, WHB, Shower Fully Tiled.

### Bedroom 3

4.50 x 4.28

### Bedroom 4

3.55 x 3.00





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2**

**PRICE REGION:**

**€400,000**



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**DOYLE**

Established. 1952

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