

For Sale

Asking Price: €625,000

Sherry
FitzGerald
McDermott



Kellyville, Ballintubbert, Co. Laois, R14 PW29.

BER C

sherryfitz.ie



Kellyville is a magnificent family home nestled on a quiet country road. As you approach the property by a gravel drive, you are greeted by a beautiful weeping willow tree in the courtyard.

Sitting on its own tranquil site of C. 0.62 acres / 0.25 hectares and surrounded by panoramic views of the countryside. Comprising C. 230 sq. m of internal living space, the property boasts an additional C. 22 sq. m garage with roller and pedestrian doors. 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 also offers spacious accommodation which includes a Sitting Room, Living Area, Dining Room, Kitchen, Utility, Guest W.C., 4 Bedrooms and 2 Bathrooms. Kellyville is an ideal home for modern family living. The property boasts a staircase at each end of the property. Externally the gardens have been beautifully landscaped and benefits from its own Polytunnel for those green finger enthusiasts.

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.

Viewing is strictly by appointment with sole selling agent Adrian Harley of Sherry FitzGerald McDermott.

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Accommodation

Hallway 1 2.52 x 3.38: Tiled floor. Storage under stairs. Radiator. Light fitting.

Sitting Room 4.90 x 4.47: Timber flooring. French doors to rear garden. Solid fuel stove. Light fitting. Vent. Radiator x 2.

Dining Room 4.14 x 4.38: Timber flooring. French doors to rear garden. Feature fireplace with cast iron surround. Coving. Centre rose. Light fitting.

Kitchen 4.95 x 4.66: Tiled floor. Coving. Recessed light. Light fitting. Tiled splash back. Fitted kitchen units (solid timber). Oven & hob. Radiator.

Hallway 2 4.87 x 1.46: Timber flooring. Radiator. Light fitting.

Living Area 4.08 x 4.36: Tiled floor. Feature fireplace with cast iron surround & stove insert. Fitted units. Light fitting. Blinds. Shelving. Wall lights. Radiator.

Utility Room 1.76 x 2.76: Tiled floor. Fitted units. Shelving. Tiled splash back. Light fitting.

Guest W.C. 2.17 x 1.10: Tiled floor. Tiled splash back surrounding WC. W.H.B. Storage. Vent. Radiator. Light fitting.

Landing 1 2.06 x 2.23: Timber flooring. Radiator. Light fitting. Timber stairway. Velux. Window.

Bedroom 1 4.21 x 4.33: Timber flooring. Light fitting. Recessed light. Fitted units. Radiators x 2. Blinds.

Bedroom 2 5.34 x 4.55: Timber flooring. Velux window. Light fitting. Recessed light. Radiator. Blinds. Hot press.

Bathroom 1 3.05 x 2.38: Fully tiled floor & walls. W.C. W.H.B. & unit. Freestanding bath. Shower. Chrome radiator. Electric ceiling fan. Shelving. Wall unit. Velux window. Light fitting x 2.

Bedroom 3 5.34 x 4.42: Timber flooring. Light fitting. Radiator. Blinds. Storage area / wardrobe with light fitting.

Bedroom 4 4.11 x 4.37: Carpet. Light fitting. Fireplace with cast iron surround. Radiator.

Bathroom 2 2.49 x 2.10: Timber flooring. W.C. W.H.B. & unit. Shower Triton T90si unit. Electric ceiling fan. Light fitting. Shelving. Radiator.





Special Features & Services

- North east facing rear garden
- Large landscaped mature gardens
- Polytunnel for growing vegetables
- Oil central heating
- Outside tap, sockets & lights
- Stell shed 1 (7.01 x 3.06)
- - power supply & sockets
- - lights
- Stell shed 2 (2.83 x 2.95)
- - power supply
- - houses the well & treatment system
- Garage 3.27 x (2.45x4.10)
- - power supply, sockets & lights
- - shelving
- - roller door
- - pedestrian access
- Outdoor socket
- Septic tank - up graded 4 years ago
- Impressive gravel driveway into yard with sweeping
- Willow tree
- Country setting, stunning views
- Stone & plaster finish externally
- BER C rating

BER BER C, BER No. 107059347





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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