

For Sale

Asking Price: €348,950

**Sherry
FitzGerald**
McDermott



Ballyraggan, Rathvilly, Co. Carlow, R93 E285

BER E2 F

sherryfitz.ie



Special Features & Services

- Side road frontage.
- On-site parking.
- Mature gardens.
- Railed paddock.
- Solid fuel heating.
- Well & Septic tank.
- On 0.6 acre.
- Built in 1970
- 95 sqm

Accommodation

Porch 1.498m x 0.566m (4'11" x 1'10"): Tiled floor. French doors to front of house.

Entrance Hall 8.012m x 1.513m (26'3" x 5'): Tiled floor.

Living Room 4.124m x 4.638m (13'6" x 15'3"): Tiled floor. Solid fuel Stanley cooker. Airing press. Wall shelves. Centre light fitting. Blind.

Kitchen 3.435m x 2.147m (11'3" x 7'1"): Fitted floor and wall units. Tiled floor and splashback. Centre light fitting.

Utility Room 1.523m x 2.064m (5' x 6'9"): Fitted floor units. Tiled floor.

Bedroom 1 3.825m x 3.965m (12'7" x 13'): Polished wooden floor. Blind.

Bedroom 2 3.429m x 3.824m (11'3" x 12'7"): Polished wooden floor. Blind. Fireplace.

Bedroom 3 3.817m x 4.565m (12'6" x 15'): Polished wooden floor. Blind. Fireplace.

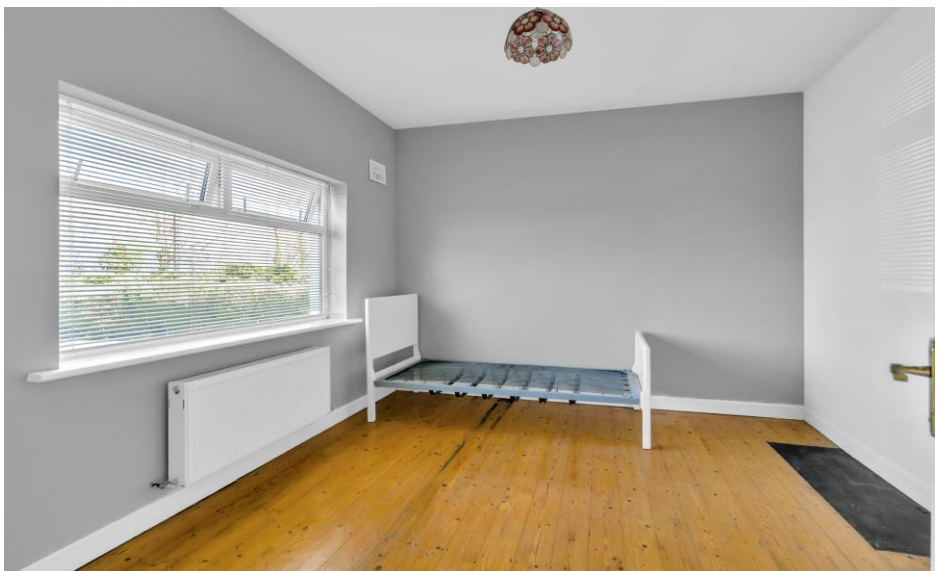
Bathroom 2.669m x 2.082m (8'9" x 6'10"): Toilet. Sink. Bath. Cubicle shower. Vanity wall mirror. Tiled floor and walls.

Garage 4.604m x 2.989m (15'1" x 9'10"): Adjacent. Plumbing for washing machine. Up and over back door.

BER BER E2, BER No. 118335470

Directions

From Rathvilly follow eircode R93 E285.





NEGOTIATOR

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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.

PSRA Registration No. 001945