

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.

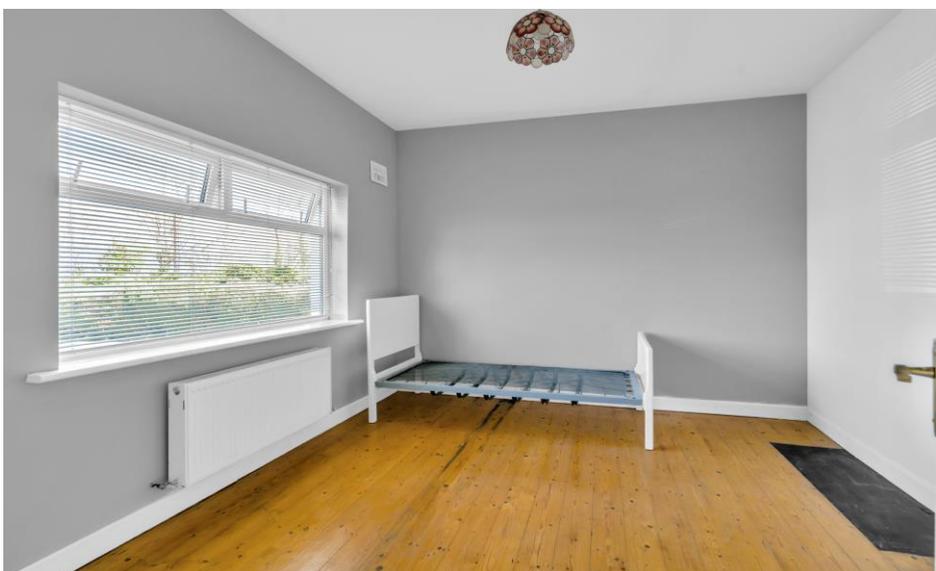
Bathroom 2.669m x 2.082m (8'9" x 6'10"): Toilet. Sink. Bath. Cubicle shower. Vanity wall mirror. Tiled floor and walls.

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

Helen Brophy
Sherry FitzGerald McDermott
The Square, Tullow, Co Carlow
T: 059 9152443
E: tullow@sfmcdermott.ie

SOLICITOR

Michael Hayes
1 Sundrive Road
Kimmage
Dublin 12

sherryfitz.ie

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