

# For Sale

Asking Price: €475,000

**Sherry  
FitzGerald**  
McDermott



Rathoe, Co. Carlow, R93KX84

**BER D1**

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This family home commands a landscaped site, 1-acre holding on the edge of Rathoe village, with excellent access to national routes, motorway and all village amenities. There is a spacious yard/garden area to side, generous on-site parking and road frontage.

The residence extends to over 2,200sq.ft. and presents a flexible 5 bedroom configuration with two. In need of some internal upgrading, it boasts included oil heating, double glazing, integrated garage and several sheds.

Rathoe village is conveniently located to access the N80/N9 and boasts a primary school and church. With beautiful views and convenient access it presents an idyllic location. Viewings are highly recommended and invited on an appointment basis.

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## Accommodation

**Entrance Porch** 2.86m x 1.66m (9'5" x 5'5"): Wooden flooring. Light. Curtains.

**Entrance Hall** 1.39m x 0.91m (4'7" x 3'): Wooden floor.

**Lounge** 4.00m x 4.32m (13'1" x 14'2"): Carpeted. Feature fireplace with stove. Coving and centre rose. Light fitting. Bay window. Curtains and rail.

**Kitchen Dining Room** 4.92m x 3.98m (16'2" x 13'1"): Fitted floor and wall units. Tiled floor and splashback. Stanley cooker. Light. Bay window. Curtains and rail.

**Hall** 3.77 (12'4")m x 1.17 (3'10")m & 3.64 (11'11")m x 0.71 (2'4")m: Tiled floor.

**Bedroom 1** 4.97m x 2.45m (16'4" x 8'): To front. Carpeted. Curtain and rail.

**Bedroom 2** 2.44m x 3.87m (8' x 12'8"): Carpeted. Curtains. Light.

**Bedroom 3** 5.28m x 2.45m (17'4" x 8'): Carpeted. Curtains.

**Bathroom** 2.35m x 2.46m (7'9" x 8'1"): Tiled floor and part tiled walls. Curtains. Bath. W.C. Sink. Electric shower over bath. Storage press.

**Rear Hall** 3.78m x 1.92m (12'5" x 6'4"): Tiled floor. Carpeted stairs. Light. Integrated garage off.

**Garage** 5.93m x 3.80m (19'5" x 12'6"): Plumbing. Concrete floor. Electricity. Up and over door.

**Landing** 7.49m x 1.09m (24'7" x 3'7"): Carpet and wooden flooring. Storage press. Attic access.

**Living Room** 6.86m x 4.78m (22'6" x 15'8"): Wooden floor. Light.

**Bedroom 4** 4.83m x 2.00m (15'10" x 6'7"): Carpeted. Curtains. Built in wardrobes.

**Bathroom 2** 3.37m x 1.82m (11'1" x 6'): Carpeted. W.C. Vanity sink unit. Cubicle shower. Tiled splashback.

**Bedroom 5** 5.33m x 3.06m (17'6" x 10'): Wooden floor. Curtains. Light. Built in wardrobes.

**Bedroom 6** 3.06m x 3.60m (10' x 11'10"): Wooden floor. Curtains and pole. Light. Built in wardrobes.

**BER** BER To be confirmed, BER No. 118285303







**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