



**LIOS CARRAIG,  
TOBINSTOWN, TULLOW,  
CO. CARLOW.  
R93 TX08**



Detached  
Bungalow



3 Bed



2



c. 235 mtr sq. |  
c. 2529 sq. ft



**BER C1**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** are proud to present Lios Carraig located on the Wicklow Carlow boarder for immediate sale. This stunning traditional stone cottage has been lovingly extended to retain the original charming character yet embrace all modern and luxurious features of any most sought-after home. Built in the early 1900's, the old structure is now occupied by two good sized bedrooms and the craftsmanship so evident in the stonework and carpentry of the newer extended living area is a joy to behold. Extending to 235m<sup>2</sup>, including the first-floor storage/office area, this wonderful family home is ideally laid out for anyone considering working from home. The mature gardens include a patio area, a stone entrance with wrought iron gates and a garage/workshop within the c .23-hectare site, makes Lios Carraig a must view property.

*Please see our virtual tour for initial inspection.*

## LOCATION

From Dublin travel through Blessington, Baltinglass and Rathvilly via N81 Road to Tankardstown Cross Road (4.7km). Turn left onto the R727, (travel approx. 3.3km) and turn right onto L2003 Road, Lios Carrig is first house on right (.4km).

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway:</b>	5.97m x 2.35m	Walk in hot press, doors to kitchen & living room
<b>Kitchen/Dining Area:</b>	4.63m x 5.80m	Fitted kitchen, wooden floor, utility room off kitchen
<b>Utility Room:</b>	3.55m x 2.40m	Workspace, sink and units and larder storage off utility
<b>Sitting Room:</b>	7.28m x 4.60m	Feature fireplace, wooden floors, pine ceiling
<b>Bedroom 1:</b>	3.28m x 4.31m	Ensuite & walk in wardrobe
<b>Ensuite:</b>	3.25m x 1.17m	Fully tiled, electric shower
<b>Bedroom 2:</b>	3.90m x 3.50m	Wooden floor, built in wardrobes
<b>Bedroom 3:</b>	3.46m x 3.88m	Built in wardrobes
<b>Bathroom:</b>	3.25m x 2.75m	Jacuzzi bath, fully tiled, shower cubicle, WHB & WC
<b>Garage:</b>	8.84m 7.63m	Workshop / garage with mezzanine storage.



## SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Alarm
- Septic Tank

## INCLUDED IN SALE

- Curtains
- Oven
- Fridge Freezer
- New hob
- Some Light fittings

## ADDITIONAL INFORMATION/FEATURES

- BER: C1 (No. 113525547)
- c. 235 mtr sq | c. 2529 sq. ft
- Built in 1900
- Double glazed PVC Windows
- Stairs to attic space
- Fully integrated kitchen
- Stone entrance
- Composite feature front door
- Wood panelling on stairs
- Solid pine doors
- Large attic storage area
- Site 0.23 Hectares



**PRICE REGION AMV: €329,000**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

**Conditions to be noted**

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.