

For Sale

Asking Price: €389,950

**Sherry
FitzGerald**
McDermott



28 Moyacomb Meadow, Clonegal, Co. Carlow, Y21 R622

BER B3

sherryfitz.ie



On a corner elevated site on entry into Moyacomb Meadow, no. 28 is a stylish detached home presented as new and in 'turn-key' condition.

It offers mature gardens surrounding, on-site parking, spacious accommodation and every convenience.

Clonegal's village amenities are on its doorstep.

Special Features & Services

- Oil heating.
- Double glazing.
- Broadband.
- Child locks on upstairs windows.



Accommodation

Entrance Hall 2.887m x 5.669m (9'6" x 18'7"): Polished beech floor. Recessed lighting. Carpeted stairwell. Phone and alarm points.

Lounge 5.300m x 3.238m (17'5" x 10'7"): Polished beech floor. Recessed lighting. Mexican pine fireplace with wrought-iron inset. Curtains and pole,

Kitchen Dining Room 5.364m x 4.496m (17'7" x 14'9"): Fitted floor and wall units. Polished tiled travertine floor and splashback. Integrated oven, fan and hob. Freestanding appliances. Recessed lighting. Blind.

Utility Room 1.50m x 1.991m (4'11" x 6'6"): Fitted counter unit. Plumbing for washing machine. Tiled splashback. Polished travertine floor.

Study 2.896m x 3.16m (9'6" x 10'4"): Polished beech flooring.

Bedroom 1 3.441m x 3.151m (11'3" x 10'4"): Polished beech floor. Built in wardrobes.

Bathroom 2.871m x 1.97m (9'5" x 6'6"): Toilet, sink and bath. Natural stone tiled floor and walls.

Landing 2.898m x 4.016m (9'6" x 13'2"): Carpeted. Recessed lighting. Velux window. Walk-in airing press.

Bedroom 2 3.287m x 4.289m (10'9" x 14'1"): Carpeted. Curtains and pole. Built-in wardrobes. Half-moon windows.

En-Suite 3.19m x 1.469m (10'6" x 4'10"): Toilet. Sink. Cubicle shower. Tiled floor. Velux window.

Bedroom 3 4.20m x 3.155m (13'9" x 10'4"): Carpeted. Built-in wardrobes. Storage press off.

En-Suite 3.146m x 1.749m (10'4" x 5'9"): Toilet. Sink. Cubicle shower. Natural stone tiled floor and walls.

Bedroom 4 3.369m x 4.294m (11'1" x 14'1"): Carpeted. Walk-in wardrobe off. Natural stone tiled floor and walls.

Bathroom 2.987m x 1.956m (9'10" x 6'5"): Toilet. Sink. Bath. Natural stone tiled floor and walls.

BER BER B3, BER No. 117221283

Directions

On entering Clonegal village from Tullow, proceed downhill along main street. Moyacomb Meadow is on right. Property is inside of entrance on right.





NEGOTIATOR

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

SOLICITOR

Michael A O'Connor
7 Bridge Street
Swords
Co Dublin

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