



## Ballyshancarragh, Kildavin, Co Carlow

**Y21HY68**

Asking Price: €350,000



## DESCRIPTION

This 4-5 bed detached residence with detached garage is located in a very scenic area, just off the R724 c. 1km from the village of Kildavin and c. 5km from the town of Bunclody and all amenities. The property is approached by entrance walls and piers and entrance gate, gravel driveway and surround to property.

The gardens extend to c. 0.47HA. Constructed in c. 2000 of double row concrete block with pitched slate roof. PVC double glazed windows and doors throughout with pvc fascia and soffit, and guttering.

This home is presented in excellent decorative order throughout, within easy reach of the Main M9, Carlow, Kilkenny and Waterford.

The residence briefly comprises of entrance hallway, sitting room, kitchen-dining room-living room, utility, storage room large attic space with access from utility area, sunlounge, 4 bedrooms, bathroom, and ensuite. Detached garage located to the side of the property.



## ACCOMMODATION

**Entrance Hallway** 1.76m x 2.45m (5'9" x 8'). Solid Beech flooring. Cornicing and centrepiece. . Radiator cover.

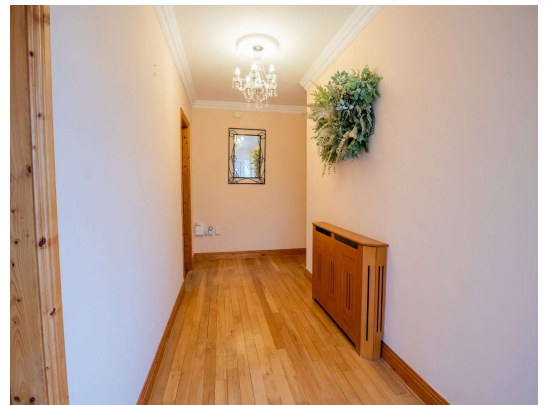
**Living Room** 3.87m x 4.50m (12'8" x 14'9"). Solid Timber Flooring. Cornicing and centrepiece. . Timber fireplace with cast iron insert, and marble base.

**Kitchen - Dining - Living Room** 3.89m x 6.26m (12'9" x 20'6"). Fully fitted kitchen with eye level double integrated double oven and gas hob. Tiled flooring. Solid fuel stove. Redbrick fireplace with solid fuel stove. French doors leading to Sunroom. Cornicing and centrepiece.

**Utility Room** 1.76m x 2.66m (5'9" x 8'9"). plumbed for washing machine and dryer. Storage room off.

**Storage Room** 1.77m x 1.80m (5'10" x 5'11"). Access to attic room

**Sun Lounge** 3.71m x 4m (12'2" x 13'1"). Solid timber flooring. Patio doors leading to garden.







**Bedroom 1** 3.75m x 3.08m (12'4" x 10'1"). Timber flooring. Built in wardrobe.

**Bedroom 2** 2.68m x 2.97m (8'10" x 9'9"). Timber flooring.

**Bathroom** 1.91m x 2.96m (6'3" x 9'9"). Fully tiled with wc, whb, bath.

**Bedroom 3** 2.97m x 2.96m (9'9" x 9'9"). Timber flooring.

**Bedroom 4 (Master)** 4.54m x 3.09m (14'11" x 10'2"). with ensuite and built in wardrobe

**Ensuite** 1.86m x 1.05m (6'1" x 3'5"). Fully tiled. Shower, wc, whb.

**Attic Room** 5.77m x 4.73m (18'11" x 15'6"). Timber flooring.



## KEY FEATURES

- Excellent decorative order throughout
- Attic Room
- Detached Garage
- Sun lounge



## BER DETAILS

BER: D1

BER No: 115583809

Energy Performance Indicator: 226.97 kWh/m2/yr



## ASKING PRICE

Asking Price: €350,000



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 139 m<sup>2</sup>, EXCLUDED AREAS:  
PATIO: 7 m<sup>2</sup>  
TOTAL: 139 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Walk Through Ballyshancarragh:** <https://my.matterport.com/show/?m=kJPJ7BLNM8N>

**Take a look at the surroundings:** <https://youtu.be/32evpVYqylg>

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor. For further information please contact:

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PSL No. 001161

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