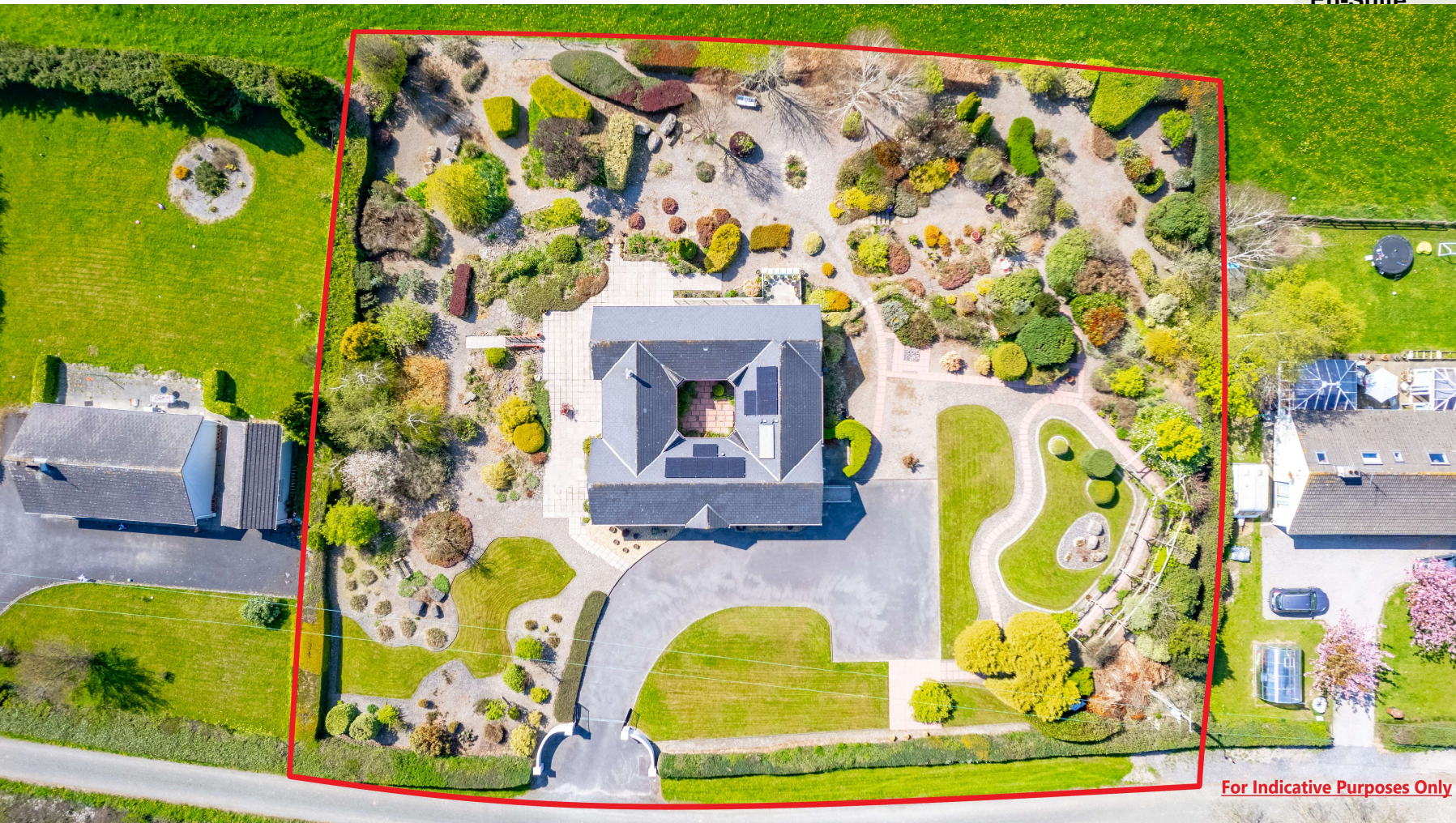


**Ballyhist, Ardfinnan, E91 EW95**

Outstanding 4 bed home with magnificent manicured gardens

**Guide Price €490,000 Freehold**





En-Suite

1.22m (4'0")  
per

have not tested any  
es, fittings, or  
ted parties must  
own investigation into  
r of these items. All  
are approximate and  
vided for guidance

- 4 Bed 4 Bath
- Manicured gardens
- Stunning Mountain Views
- Oil Fired Under floor heating

PF Quirke & Co. are delighted to present this exceptional four-bedroom home to the market. Constructed around a beautifully landscaped central courtyard and thoughtfully designed, this outstanding home offers a unique blend of style, balance and functionality.

The quality of craftsmanship and attention to detail are evident throughout, with every aspect of the property finished to an exceptionally high standard. Each of the four generously proportioned bedrooms benefits from its own ensuite, making this an ideal family home.

Occupying a magnificent landscaped site of approximately one acre, the gardens are a true highlight of the property. Carefully designed and meticulously maintained, they feature an impressive collection of mature specimen shrubs and planting, and have been recognised in the Irish Garden Magazine.

The home also boasts excellent energy efficiency with a B2 BER,

enhanced by the recent installation of 10 PV solar panels and a heat recovery ventilation system, providing both comfort and reduced energy costs.

This is a rare opportunity to acquire a truly distinctive home in a beautiful setting. Viewing is strictly by prior appointment with PF Quirke & Co.

**Entrance Hall**

Tiled floor

**Kitchen/ Dining/ Living Room**

9.33m (30'7") x 4.18m (13'9")

Solid maple units at eye and floor level

**Sitting Room**

5.61m (18'5") x 4.18m (13'9")

Carpet, solid fuel stove

**Cloak room**

1.65m (5'5") x 1.4m (4'7")

**Utility Room**

3.5m (11'6") x 5.3m (17'5")

Tiled floor, units at floor level, plumbed for services

**Bedroom**

2.83m (9'3") x 3.44m (11'3")

Carpet

**En-Suite**

3.9m (12'10") x 1.92m (6'4")

WC, WHB, Shower

**Bedroom**

3.75m (12'4") x 3.08m (10'1")

Carpet, fitted wardrobes

**Bedroom**

4.27m (14'0") x 3.35m (11'0")

Carpet, fitted wardrobes

**En-Suite**

1.92m (6'4") x 3.81m (12'6")

WC, WHB, Shower

**Bedroom**

3.9m (12'10") x 3.66m (12'0")

Carpet, fitted wardrobe

