

# For Sale

Asking Price: €375,000

**Sherry  
FitzGerald**  
McDermott



Ballyedmond, Hacketstown, Co. Carlow, R93 R603



[sherryfitz.ie](http://sherryfitz.ie)





In a lovely scenic townland near Hacketstown, this fine detached residence boasts extended road frontage, spacious accommodation with potential to extend.

Viewings are highly recommended.

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### Special Features & Services

- Well & Septic tank.
- Oil heating.
- Double glazing.
- On 0.99 acre 0.4 hectare.
- Built in 1899.
- 186m<sup>2</sup>/2002 sq ft.

### Accommodation

**Entrance Hall** 4.324m x 2.988m (14'2" x 9'10"): Tiled floor. Stairwell off. Phone point.

**Lounge** 3.856m x 3.951m (12'8" x 13'): Laminated wooden flooring. Solid fuel stove. Curtains and pole.

**Kitchen Dining Room** 4.003m x 5.042m (13'2" x 16'7"): Fitted floor and wall units. Tiled floor. Solid fuel cooker. Curtains and pole. Double airing press.

**Utility Room** 2.345m x 0.828m (7'8" x 2'9"): Toilet. Tiled floor and walls.

**Utility Room** 4.062m x 4.262m (13'4" x 14'): Fitted floor and wall units. Double integrated cooker. Hob. Plumbing. Tiled floor.

**Master Bedroom** 4.236m x 3.917m (13'11" x 12'10"): Laminated wooden flooring. Double built in wardrobes. Curtains and pole.

**En-Suite** 3.511m x 2.116m (11'6" x 6'11"): Toilet. Sink. Walk in shower. Tiled floor and walls.

**Landing** 7.156m x 0.984m (23'6" x 3'3"): Wooden floor.

**Bedroom 2** 3.971m x 3.931m (13' x 12'11"): Laminated wooden flooring. Double built in wardrobes.

**Bathroom** 3.000m x 1.463m (9'10" x 4'10"): Toilet. Vanity sink. Bath. Tiled floor. Heated towel rail. Velux window.

**Bedroom 3** 3.053m x 3.327m (10' x 10'11"): Double built in wardrobes and dressing table.

**Bedroom 4** 4.346m x 4.067m (14'3" x 13'4"): Carpeted. Double built in wardrobes. Curtains and pole.

**Store Off** 4.293m x 9.031m (14'1" x 29'8"): Concrete floor. Plumbing.

**Shed** 13.922m x 7.330m (45'8" x 24'1"): Double doors. 3-span. Electricity and water.

**BER** BER F, BER No. 118808708

### Directions

Follow eircode R93 R603







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**NEGOTIATOR**

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

[sherryfitz.ie](http://sherryfitz.ie)

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