

NUGENT
AUCTIONEERS



KILLALISH LOWER KILTEGAN CO. WICKLOW W91 T6C3



Detached
Bungalow



4



2



120 Sq. M
1,291 Sq. Ft



BER D



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present to the market this charming four-bedroom detached bungalow, ideally situated in Killalish Lower and enjoying a dramatic mountain backdrop with uninterrupted views of Keadeen Mountain.

The property offers spacious and well-proportioned accommodation, comprising a kitchen, utility room, large dining area and bright sitting room. There is also a family bathroom and four generous bedrooms, with the master bedroom benefiting from its own ensuite. Offering an excellent opportunity for the new owner to put their own stamp on the property, this home combines spacious accommodation with a peaceful and tranquil rural setting.

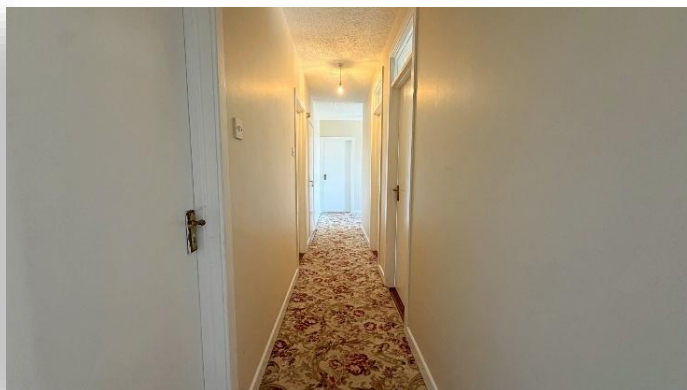
Located along the L7269, the property provides easy access to both the N81 and R747, making it an ideal location for commuters. Kiltegan village is approximately 4km away, while Baltinglass Town is just 6km, offering a wide range of amenities including schools, supermarkets, pubs, restaurants, sports clubs and more. For outdoor and hiking enthusiasts, the property is within easy reach of the stunning Wicklow Mountains National Park, offering an abundance of scenic walking trails opportunities to enjoy the surrounding natural beauty.

LOCATION

From Baltinglass head towards Weavers Square and follow the R747 for 5km before turning right onto L7269 Fortgranite. Continue for 850m onto Killalish Lower and the property will be located on the left.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Entrance Hall	4.22m x 1.96m	Carpet
Sitting Room	5.16m x 4.16m	Open fire, carpet
Kitchen	4.12m x 2.81m	Eye & Base units, utility off
Utility Area	2.36m x 1.58m	Plumbed, door to back
Dining Area	4.15m x 4.15m	Electric fireplace, carpet
Corridor	7.54m x 0.96m	Hot press, attic access
Bathroom	3.03m x 1.73m	Bath with electric shower, WC & WHB
Bedroom 1	3.71m x 3.07m	Carpet, fitted wardrobes, ensuite off
Ensuite	3.04m x 2.81m	Wet Room Shower, WC & WHB
Bedroom 2	3.00m x 2.46m	Carpet
Bedroom 3	3.01m x 2.48m	Carpet
Bedroom 4	4.44m x 2.85m	Carpet, fitted wardrobes







SERVICES

- Own Well
- Septic Tank
- O.F.C.H.
- Electricity

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Light Fittings
- Oven/Fan
- Fridge Freezer
- Chest Fridge
- Shed

ADDITIONAL INFORMATION/FEATURES

- BER: D
- c. 120 mtr sq. | c. 1,291 sq. ft
- Built c. 1986
- New Boiler
- Uninterrupted Mountain Views
- Large Garden
- Ample Parking
- Fully Fenced
- Well Proportioned Accommodation
- 4km from Kiltegan
- 6km from Baltinglass
- 7km from Rathvilly
- 16km from Tullow
- 19km from M9 Motorway
- 25km from Carlow Town

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.