

NUGENT

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Main Street, Blessington, Co. Wicklow. Tel: 045-865555

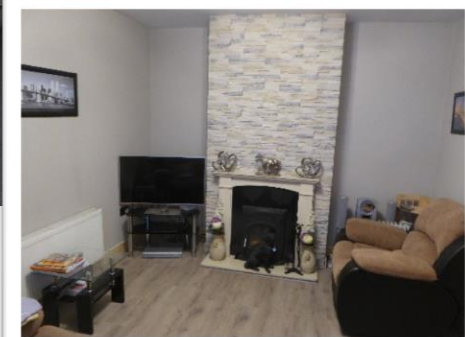
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For sale by Private Treaty

Garrettstown, Rathvilly, Co. Carlow, R93 FH32

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3 BED BUNGALOW WITH LARGE GARDEN TO FRONT AND REAR

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DESCRIPTION:

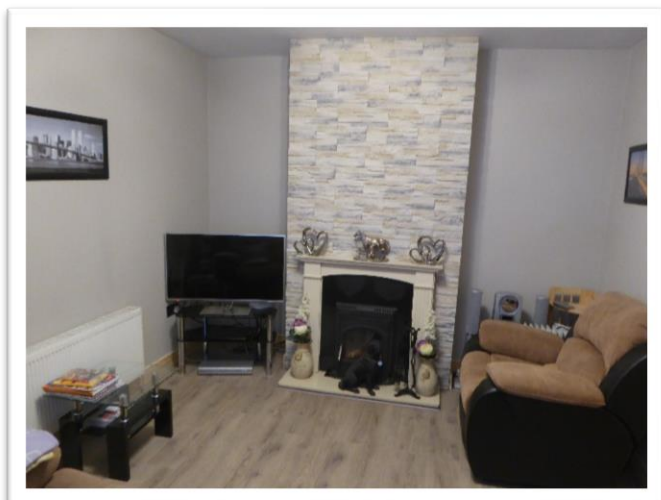
Nugent Auctioneers, 045-865555 now present in turn key condition and representing a rare opportunity to acquire a much-loved home in this unique comity location. The three-bedroom bungalow property has a generous front and rear garden and located in a peaceful location between Baltinglass Co. Wicklow, Rathvilly Co. Carlow and Castledermot Co. Kildare. Check out where the three counties meet, you won't be disappointed. Viewing highly recommend.

LOCATION:

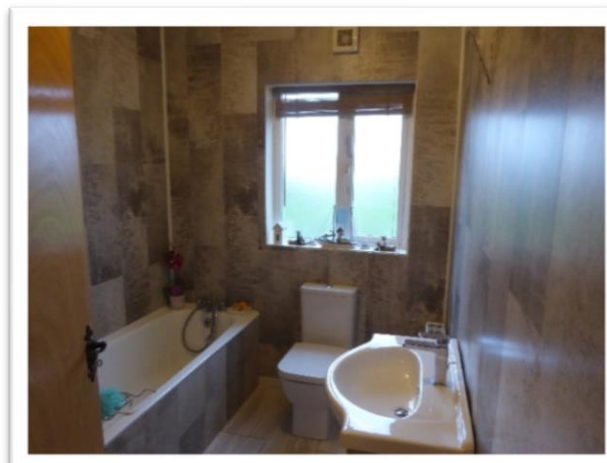
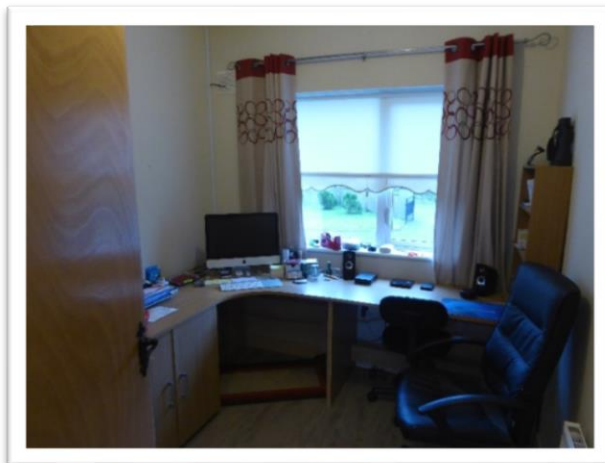
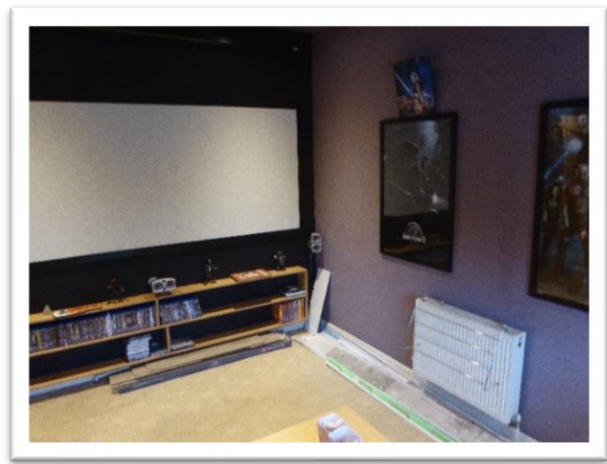
From Dublin take the N81 through Blessington and Baltinglass towards Rathvilly. Turn right at the Yellow Forth Cross Roads immediately after the sign for Co. Carlow continue on this road and take the first left. Garrettstown is the fourth property on the left. R93 FH32.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS:

Hall:	4.28m x 1.27m	
Kitchen:	4.57m x 3.87m	With cooker and newly installed kitchen
Sitting Room:	3.38m x 3.65m	With stove and new flooring
Bathroom:	1.96m x 2.4m	Newly fitted bathroom with tiling



Bedroom 1	3.58m x 3.57m:	With Wardrobe
Bedroom 2:	2.85m x 3.91m	Currently used as Cinema
Bedroom 3:	2.70m x 2.49m	Currently being used as office, wooden floors
Shed:	2.32m x 1.85m	



INCLUDED IN SALE:

- Stove
- Hob
- Blinds
- Fan
- Light Fittings
- Washing Machine
- Cooker
- Fridge

SERVICES:

- Own Well
- New flooring
- Septic Tank
- Solid Fuel
- Alarm

ADDITIONAL INFORMATION/FEATURES:

- BER G (BER 105988075)
- Built in 2004
- 78.31 sq. mtrs
- Pine Ceilings
- Large Rear Garden
- Fire Exit Doors

PRICE REGION AMV: €226,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS