

For Sale

Asking Price: €330,000

**Sherry
FitzGerald**
McDermott



Rose Cottage & Mews, Ballycrogue, Carlow
R93 W504

BER C1

sherryfitz.ie



This stunning country residence commands a glorious 0.75-acre site with beautiful views of the surrounding rolling countryside, yet just 2km from J5 on the M9. and only 4km from Carlow town.

The site supports a cleverly refurbished traditional cottage residence, presenting a two-bedroom configuration with modern fixtures, fittings and conveniences.

In addition, a cleverly configured mews arrangement to its rear supports a generous ground floor garage, with an upper-level ideal for hobby, work or casual accommodation.

The site enjoys private services, oil fired central heating and immaculate gardens, including additional storage arrangements and a rustic summer house ideal for outdoor entertainment.

Perfectly blending privacy and rural living, with convenient access to all amenities, viewings are highly recommended and invited on a strictly appointment basis.



Accommodation

Reception Hall 2.12m x 1.92m (6'11" x 6'4"): Teak Hall door. Marley flooring. Feature stained glass window to side. Glass panelled door to kitchen/dining area.

Kitchen/Dining Room 4.76m x 4.62m (15'7" x 15'2"): Windows to front & rear, roman blinds. Vaulted ceiling with recess lights. Marley flooring. Fully fitted customised hardwood fitted kitchen. Hard wood worktops. Range style multi ring cooker. Integrated extractor fan. Integrated dishwasher, fridge. Door to rear hall.

Lounge 4.79m x 3.16m (15'9" x 10'4"): Windows to front & side. Curtains & blinds. Pelmets. Carpets. Feature granite clad solid fuel fireplace. Bracket lighting. Corner storage cabinet.

Bedroom 1 3.30m x 2.27m (10'10" x 7'5"): Window to front, curtains, pole & blinds. Marley flooring. Corners hot-press & storage.

Bedroom 2 3.30m x 2.28m (10'10" x 7'6"): Window to rear. Curtains, pole & blinds. Marley flooring. Attic access hatch.

Rear Hall 1.27m x 1.35m (4'2" x 4'5"): Window to rear, binds. Door to side. Marley flooring. Plumbing for utility machines. Bathroom off.

Bathroom 2.82m x 1.28m (9'3" x 4'2"): Window to rear, blinds. Marley flooring. Toilet, sink & shower cubicle. T90xr electric shower. Extractor fan & wall mirror. Tiled walls.





MEWS

Garage 4.37m x 5.39m (14'4" x 17'8"): Oil burner. Water pump. Hot water cylinder. Concrete floor & walls. Window to side, double timber doors to front.

Apartment

Kitchen/Dining/Sitting Room 4.22m x 3.56m (13'10" x 11'8"): Window & glass panelled door to front. Blind. Marley flooring. Sink unit & plumbing for washing machine. Dining & sitting area. Stair access to upper floor.

Bedroom 7.30m x 4.23m (23'11" x 13'11"): Velux window to rear. Dormer windows to front, Blinds. Mezzanine window off stairs. Marley flooring. En-suite bathroom off.

En-Suite 3.24m x 2.38m (10'8" x 7'10"): Velux window to rear. Marley flooring. Toilet, sink & shower cubicle. Mira pump shower unit. Feature glass block. Storage presses off.



Special Features & Services

- uPVC
- Antique radiators
- Oil fired central heating.
- Lined walls

BER BER C1, BER No. 116785262





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