

Ref: P7155

CONSTABLE HILL, HACKETSTOWN, CO. CARLOW R93 Y383



QUINN PROPERTY
www.quinnproperty.ie

Large Five Bedroom, Detached Family Home In A Delightful Country Setting For Sale By Private Treaty



LOCATION & DESCRIPTION:

This property is located 2km from Hacketstown just off the R727, 16km from Tullow, 27km from Carlow 10km from Tinahely. Hacketstown is situated in east Co. Carlow, close to the Wicklow border and offers a good range of shops, services, industry and both primary and secondary schools. It is located east of Carlow town, close to the Wicklow border, 10km north of Tinahely, 15km south of Baltinglass, 16km from Tullow, 22km from Carlow town and 70km south of Dublin.

DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this large five bedroom residence. The property sits on a C. 0.64 acre elevated site offering pleasant views of the surrounding countryside and Eagle Hill. Outside, the property features a large and mature garden area, perfect for relaxing or hosting outdoor gatherings. The property is approached by a tarmac driveway which extends to the side and rear of the property.

Having five generously proportioned bedrooms, this property is ideally suited for family living. Accommodation is bright and spacious and comprises as follows:



Entrance Hallway:	4.5m x 2.5m	Solid oak flooring, recessed lighting
Inner Hall:	8.0m x 1.0m	Solid oak flooring, recessed lighting
Living Room:	4.8m x 4.1m	Laminate flooring, solid fuel stove with marble surround, bay window & double doors to kitchen
Sitting Room:	4.5m x 4.2m	Carpet flooring, open fire
Conservatory:	4.0m x 3.8m	Laminate flooring, vaulted ceiling, recessed lighting
Kitchen/Dining Room:	6.5m x 4.8m	Tiled flooring, fitted kitchen, waist & eye level units, integrated dish washer & fridge, Stanley oil cooker, tiled splashback, free standing island & breakfast bar, French door to patio area
W.C.:	1.7m x 1.0m	Fully tiled, W.C., W.H.B.
Utility Room:	3.6m x 2.0m	Tiled flooring, fitted units, gas hob, electric oven, fridge freezer, tiled splashback
Back Hall:	1.7m x 1.0m	Tiled flooring
Bathroom:	4.5m x 2.5m	Fully tiled, shower, W.C., W.H.B., Jacuzzi bath





Bedroom 1:	5.0m x 5.0m	Laminate flooring, fitted wardrobe, bay window
Ensuite:	2.0m x 1.8m	Fully tiled, shower, W.C., W.H.B.
Bedroom 2:	4.0m x 3.6m	Laminate flooring
Landing:	6.0m x 1.5m	Carpet flooring & hot press
Bedroom 3:	6.3m x 3.6m	Laminate flooring
Ensuite:	3.5m x 3.3m	Fully tiled, shower, W.C., W.H.B.
Bedroom 4:	6.5m x 4.5m	Carpet flooring, fitted wardrobe
Ensuite:	1.7m x 1.6m	Fully tiled, shower, W.C., W.H.B.
Bedroom 5:	4.0m x 3.5m	Carpet flooring, fitted wardrobe
Bathroom:	2.7m x 1.7m	Fully tiled, shower, W.C., W.H.B.



SERVICES AND FEATURES:
 Oil Fired Central Heating
 Private Well
 Septic Tank
 Property Extends To: 287m²
 Built: 2002



BER DETAILS:
 BER: B3
 BER No. 117296558
 Energy Performance Indicator: 141.99 kWh/m²/yr



Early Viewing Of This Beautiful Family Home Is Highly Recommended And By Appointment Only

A.M.V. €425,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

