

FOR SALE

By Private Treaty



Jamestown, Ballybrittas, Co. Laois, R32 X7H2

GUIDE PRICE: €450,000



5



3



170 Sqm

BER C2



SPACIOUS 5-BEDROOM DETACHED DORMER ON C. 0.86 ACRE

An attractive five-bedroom detached dormer home, ideally positioned on c. 0.86 acre of mature, private grounds in the peaceful rural setting of Jamestown, Ballybrittas.

Accessed through electric gates to a tarmacadam drive, tennis court and large workshop enclosed by mature trees, providing a private peaceful rural setting. Built in 1984, this fine property offers approximately 170 sq.m. (1,830 sq.ft.) of well-proportioned accommodation, combining generous family living with excellent outdoor space with a substantial workshop. Enjoying a private setting while remaining highly accessible.

The home is approximately 4.5 km southwest of Monasterevin and 6 km from the M7 motorway, with Monasterevin also providing commuter rail connections to the city. Offering an appealing balance of space, privacy and convenience, this comfortable and well-equipped property presents an excellent opportunity for those seeking country living with strong transport links and easy access to local amenities.



SPORT & LEISURE IN THE AREA | An ideal location for active lifestyles

Soccer

Local clubs and facilities for all ages.

Horse Riding

Schools & equestrian centres nearby.

GAA

Hurling, Gaelic football and camogie clubs in the surrounding area.

Athletics

Local athletics clubs and track facilities.

Golf | World-Class courses closeby

The Heath Golf Club - A renowned parkland course with a rich history and superb facilities.

The Heritage Hotel and Golf Resort - An exceptional championship course, set in beautiful surroundings only 4km.

A well-appointed home in a superb location, offering space, privacy and convenience | A wonderful family home in a peaceful rural setting with excellent connectivity

Accommodation

Entrance Hall (15.22ft x 5.58ft) 4.64m x 1.70m

Wooden floor, coving.

Sitting Room (15.42ft x 11.48ft) 4.70m x 3.50m

Fireplace, wooden floor, coving, back boiler.

Kitchen (20.11ft x 13.58ft) 6.13m x 4.14m

Recessed lights, herringbone floor, built-in kitchen units, pantry / hot press.

Bathroom (11.81ft x 5.91ft) 3.60m x 1.80m

Fully tiled with vanity, w.h.b., w.c., bath and shower.

Bedroom 1 (13.45ft x 13.58ft) 4.10m x 4.14m

Bedroom 2 (9.51ft x 11.48ft) 2.90m x 3.50m

Built-in wardrobes, coving.

Bedroom 3 (11.48ft x 8.20ft) 3.50m x 2.50m

Upper Landing

With storage closet.

Bedroom 4 (15.75ft x 18.37ft) 4.80m x 5.60m

Range of built-in wardrobes, ensuite, w.c. and w.h.b.

Bedroom 5 (18.37ft x 6.89ft) 5.60m x 2.10m

Office (14.76ft x 9.19ft) 4.50m x 2.80m



Features

- 5 Bedrooms
- c. 170 sq.m. (1,830 sq. feet) of accommodation
- Standing on c. 0.86 acre site
- Large workshop
- Built in 1984
- C2 BER rating
- Tarmacadam drive enclosed by mature trees
- PVC double-glazed windows
- Dual oil-fired central heating and solid fuel on a Grants Back boiler
- Nest remote access for the heating system
- Fibre broadband
- Motorway and train closeby
- Monasterevin (4.5 km)
- The Heritage Hotel and Golf Resort 4km

Outside

Large workshop (7.25 x 13.65) with electricity, tarmacadam drive, tennis court, electric gates, outside tap, c. 0.86 acre of mature grounds.

Services

Septic tank, well water supply, dual oil-fired central heating and solid fuel on a Grants Back boiler, electricity, Fibre broadband.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only.



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