

For Sale

Asking Price: €465,000

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Patrick Street, Portarlinton,
Co. Laois, R32 F688

BER B2

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Welcome to a charming property on Patrick Street in Portarlinton, offering the perfect blend of convenience, comfort, and community amenities. This home is ideally located just moments from Portarlinton's essential services, making it a dream for families, commuters, and anyone seeking the best of town living.

This charming two-story residence features a distinguished facade with a sleek grey finish and contrasting white window frames. The entrance is marked by a soft yellow door under a subtle archway, adding a welcoming and distinctive touch to the property. Symmetrical windows provide ample natural light and lend an air of sophistication. Positioned on a quiet street, this home blends seamlessly with its surroundings while standing out with its classic character.

Step into this beautifully presented home, showcasing an elegant blend of comfort and contemporary design

A large bright hallway welcomes you into the home. Here the tour begin, with a reception room to the right with open fire and Double windows to the street. On the left is the 4th bedroom or home office. Depending on your needs. Through to the rear of the house which holds a secret....



Accommodation

Entrance Hall 2.3mx4.72m (7'7"x15'6"):

A large bright hallway welcomes you into the home. Tiled floor.

Inner Hall 3.63mx1.3m (11'11"x4'3"):

Bedroom 4/Living Room 3.35mx4.52m (11'x14'10"):

Multi functional room. 4th bedroom or home office,

Sitting Room 4.4mx3.89m (14'5"x12'9"):

Cosy Sitting room to the front.

Guest WC 1.98mx0.97m (6'6"x3'2"):

Utility Room 3.73mx3.43m (12'3"x11'3"):

Snug Room 3.86mx3.43m (12'8"x11'3"):

Corner nook with an antique-style stove and a charming bookshelf wallpaper accent

Kitchen 4.93mx4.85m (16'2"x15'11"):

The kitchen area combines functionality with style. Blue cabinetry is paired with white countertops and classic white subway tiles, creating a fresh and clean look. An island provides extra workspace and doubles as a breakfast bar, ideal for casual dining. Unique wall panelling in blue adds texture and character to the space, while adjacent areas reveal thoughtful design details

Dining 7.14mx2.3m (23'5"x7'7"):

The dining area is located in an orangery setting with glazing and velux windows filling the space with light. From here you walk through the gothic style arches to the living room

Living Room 9.02mx5.13m (29'7"x16'10"):

The living room is a showstopper, boasting high ceilings with exposed beams that amplify the spaciousness of the room. The deep blue walls with custom-built shelving offer a luxurious backdrop for the grand fireplace, providing a cozy focal point. Large windows allow sunlight to flood the space, illuminating the room's elegant decor and warm wood flooring. Comfortable seating and tasteful lighting fixtures create an ideal setting for relaxation or entertaining.

First Floor

Landing 9.1mx2.24m (29'10"x7'4"):

Bedroom 1 5.36mx3.76m (17'7"x12'4"):

Bedroom 2 4.83mx4.32m (15'10"x14'2"):

Bathroom 3.58mx3.15m (11'9"x10'4"):

Master Bedroom 5.5mx4.3m (18'1"x14'1"):

The spacious bedroom invites relaxation, with its striking accent wall and soft, ambient lighting. Built-in alcoves provide convenient storage and display space, making it both stylish and functional

Walk in wardrobe 3.43mx1.65m (11'3"x5'5"):

Ensuite 3.43mx1.9m (11'3"x6'3"):





Garden

Outdoors, the private, meticulously landscaped walled garden is a green oasis perfect for relaxation or entertaining. A sturdy garage offers ample storage space, surrounded by mature shrubs and a well-maintained lawn.

Local Amenities

This home places you within an easy stroll to all your daily needs. The bustling SuperValu supermarket, local shops, and cozy cafes are all within walking distance, offering unmatched convenience for your errands and leisure. Families will appreciate the proximity to schools, allowing for short, easy walks for the morning school run, leaving more time for relaxation and quality time at home.

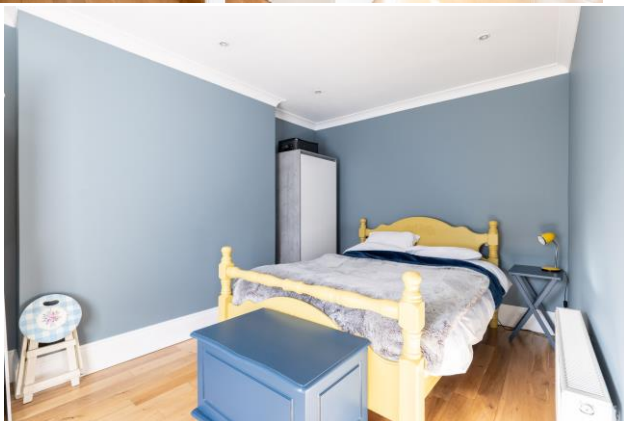
For those who commute, Portarlinton's train station is a true asset. With a fast and frequent service to Dublin, this location allows you to reach the city with ease, while enjoying a more relaxed lifestyle away from the hustle and bustle. Whether you work in the city or are looking to stay connected with friends and family, the train service provides a seamless travel option that saves both time and stress. And, if you're after some retail therapy, the Kildare Village Outlet Centre is a mere 15-minute drive away, offering top brands and fantastic discounts in a charming setting.

Portarlinton offers more than just essentials—it has a vibrant community feel with a wealth of outdoor and recreational options. Derrynuce Lake is a local gem 2min walk, ideal for those who enjoy peaceful walks. Emo Court, with its beautiful gardens and rich history, is just a short drive away and makes for a wonderful day out. These amenities add depth to the lifestyle on offer here, giving residents the chance to unwind and enjoy nature just on their doorstep.

Special Features & Services

- • B2 Energy Rating
- • Fully refurbished
- • Air to water Heating
- • 312sq.m of living space
- • 3 Reception rooms
- • 4 Bedrooms
- • 3 Bathrooms
- • Walking distance to all amenities
- • Ideal commuter property 37minutes to Dublin by Train
- • Private walled garden
- • Beautiful Modern Décor
- • Easy & secure access to the back of the house
- • Parking out the front.
- • 10mins drive to Heritage Killenard Golf & Spa resort
- • 15 mins from Portlaoise
- • 20 from Tullamore's
- • Very large Storage shed

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