



Two Bed Semi-Detached Residence

44 Parkmore, Baltinglass, Co. Wicklow, W91 T9X7.




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2



72.31sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

The property is situated on a quiet cul-de-sac road just a walk away from Baltinglass Village and convenient to shops, schools, eateries, coffee shops and churches. Baltinglass is located on the River Slaney near the border with Carlow and Kildare.

Carlow c. 23.5km Naas c. 37.5km Dublin c. 68km.

DESCRIPTION:

Two story semi-detached house with large gardens and pebble drive. The property is in good condition throughout with dual aspect kitchen and living room, making it extremely bright and airy. The two bedrooms upstairs are both doubles, and both have fitted wardrobes and there are also the benefits of two bathrooms and a separate utility room. This is an ideal first-time buyer home or downsizer property as it so convenient to all that Baltinglass has to offer.

ACCOMMODATION:

Entrance Hall	1.80m x 1.73m.	With tiled floor.
Kitchen/Breakfast room	4.44m x 3.66m.	With fitted country style units, tiled floor & door to: -
Utility Room	1.86m x 1.66m.	With fitted units, sink & plumbed for washing machine. Tiled floor & door to rear garden.
W.C.	1.85m x 1.58m.	With bath, W.C. & W.H.B. Tiled floor & part tiled walls.



Living Room 4.35m x 2.69m. With feature cast iron fireplace with open fire, wooden flooring.

UPSTAIRS

Landing With wooden flooring.,

Bedroom 1 4.35m. x 2.66m. With fitted wardrobe & wooden flooring.

Bedroom 2 3.67m. x 2.95m With fitted wardrobe & wooden flooring.

Shower Room 2.42m. x 1.27m. With shower cubicle with electric power shower, W.C. & W.H.B.



OUTSIDE:

- Large drive with off street parking
- Gardens front and rear
- Mature hedging surrounding the house.

SERVICES:

Water: Mains

Sewage: Mains

Heating: Oil fired central heating

**VIEWING:**

BY APPOINTMENT ONLY

BER:

F (109)

PRICE REGION:

€179,000



Established. 1952
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