

For Sale

Asking Price: €484,950

**Sherry
FitzGerald**
McDermott



Bawnogues, Baltinglass, Co Wicklow, W91 K607.

BER **B3**

sherryfitz.ie



On a mature landscaped garden site, this detached dormer bungalow enjoys privacy, road and path frontage, on-site parking and every town amenity on its doorstep.

Architecturally designed to highest standards and specifications it boasts style and comfort beyond expectations.

All mains and services are connected.

Viewing is highly recommended.



Special Features & Services

- Alarmed.
- Oil heating.
- Double glazing.
- Provision for electric gates.
- Quality fixtures & fittings included.

Accommodation

Reception Hall 6.706 x 1.911 & 4.113 x 0.867: Tiled floor. Recessed lights. Open wooden stairwell. Part double height ceiling. Velux window. Phone /alarm point. Double oak doors to kitchen/dining room.

Kitchen / Diner 4.607 x 7.419: Bespoke fitted floor & wall units. Counter unit with polished granite worktop. Integrated conventional cooker & appliances. Part double height ceilings. Feature windows. Walnut wooden floor. Wall radiator. Open arch to sun room. Centre & recessed lights.

Sun Room 4.443 x 3.445: Walnut floor. Centre light fitting. Solid fuel stove. Curtains, pole & blind. French doors to patio garden. TV point.

Utility Room 1.899 x 2.655: Fitted floor & wall units. Tiled floor. Splash back. Plumbing. Door to garden.

Bedroom 1 2.827 x 3.859: Carpeted. Double built in wardrobe. French doors to garden. Blinds.

En-Suite 1.272 x 2.428: Toilet. Sink. Double cubicle shower. Tiled floor & walls. Vanity wall mirror.

Bedroom 2 2.810 x 1.259: Carpeted. Double built in wardrobes. Curtains & pole.

Bedroom 3 2.840 x 2.724: Carpeted. Curtains. Pole & blind.

Bathroom 2.951 x 1.694: Toilet & sink. Jacuzzi bath. Heated towel rail. Vanity wall mirror/press. Tiled floor & walls. Recessed lighting.

Landing 1.859 x 2.533: Wooden floor. Recessed lights. Velux window.

Family Lounge 7.289 x 4.935: Feature windows. Recessed lights. Wooden floor. Solid fuel stove with stone surround. Glass gallery over kitchen/diner.

Bedroom 4 4.562 x 4.555: Double built in wardrobes. Recessed lighting. Carpeted. Velux windows.

En-Suite 3.376 x 1.891: Vanity wall mirror. W.C. Sink. Bath. Cubicle shower. Heated towel rail. Tiled floor & walls.

BER BER B3, BER No. 118765718

Directions

Follow Eircode: W91 K607





NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 001945