

SERVICES

- Dual heating system – oil and solid fuel
- Septic Tank
- Own water supply
- Telephone & ESB

FEATURES

- House alarmed
- Immaculate condition – beautifully maintained by current owners – walk into!
- Excellent use of space and generous living accommodation
- Siting on 1.1 acre site
- Carrigbeg riding school is located a short distance up the road.

SALE TO INCLUDE

- All carpets, curtains, blinds and light fittings
- All kitchen appliances – cooker / fridge freezer and dishwasher

BER RATING B3

LOCATION / DIRECTIONS

Take the Fenagh Road out of Bagenalstown, keeping to your left after going over the bridge, continue out c.4km passing Burnside Engineering on your left, take the next right and its just 200 yards up on the left. – Sigh up!

- 5km to Bagenalstown, 4km to Fenagh, 19km to Kildavin



CARRIGBEG, BAGENALSTOWN, CO. CARLOW.

For Sale By Private Treaty



Detached dormer style residence extending to c.2950 sq ft, presented in immaculate condition throughout, built in 2008 sitting on a 1.1 acre site.

Accommodation comprises of entrance porch, kitchen-dining, utility, bathroom, sittingroom, office / study, main 2 bedrooms one ensuite on the ground floor with 2 bedrooms, 1 ensuite and bathroom on the first floor. Viewing highly recommended!

Guide Price : €249,950

This property stands on 1.1 acres with a gravel driveway around the house, and a rectangular shaped manicured garden to the front. The house was built in 2007-2008 and has been beautifully maintained by the current owners, with excellent layout and use of space.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Porch 7'03 x 8'08 (2.14 x 2.46)
Tiled floor

Kitchen – Dining 15'06 x 14'07 (4.59 x 4.29)
15'06 x 16'05 (4.59 x 4.89)

Lovely kitchen-dining-living area, with kitchen units at floor and eye level, tiled between units, built-in electric oven with 4 ring gas hob and extractor fan overhead, includes fridge freezer and dishwasher. Door leading out to rear of property and doors leading to utility and hallway. The living area features a stone fireplace with Stanley solid fuel stove (with back boiler). Recess lighting in kitchen-living area.



Sitting Room
There is a solid fuel stove sitting in the timber fireplace with marble hearth, coving with centre piece.

Utility 8'09 x 5'04 (2.46 x 1.54)
Tiled floor, plumbed for washing machine and dryer, door leads to front yard and doors into bathroom and kitchen



Bathroom 8'09 x 9'07 (2.46 x 2.76)
WHB, WC and Triton T90z electric shower. Tastefully tiled floor to ceiling.

Office / Study / Bedroom 7'05 x 14'01 (2.14 x 4.27)
Oak laminate flooring

Main Bedroom 21'03 x 11'07 (6.41 x 3.37)
Oak laminate flooring

Ensuite Bathroom 6'08 x 9'11 (1.85 x 2.77)
WHB, WC, corner bath with shower overhead. Tiled floor to ceiling



Main bedroom ensuite

Bedroom 2 10'09 x 14'11 (3.07 x 4.3)
Oak laminate flooring

Ensuite Bathroom 3'02 x 9'11 (0.92 x 2.77)
WHB, WC and Shower. Tiled floor to ceiling.

Landing 34'02 x 5'11 (10.37 x 1.55)
Oak laminate flooring

Bedroom 3 12'04 x 16'01 (3.67 x 4.88)
Oak laminate flooring



Bedroom 4 and Bedroom 2

Bedroom 4 10'11 x 17'03 (3.08 x 5.19)
Oak laminate flooring

Bathroom 10'04 x 9.08 (3.06 x 2.77)
WHB, WC and Shower, tiled floor to ceiling.