

KEHOE AUCTIONEERS
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For Sale by Private Treaty



Haroldstown Tobinstown Co. Carlow

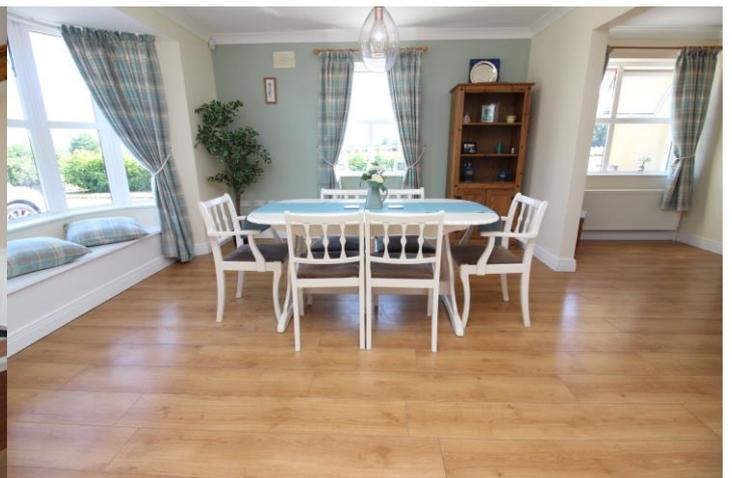
Guide Price €420,000

Exceptionally well appointed 5-bedroom detached dormer bungalow on lavish grounds in the quiet rural Haroldstown yet within short distance of Tullow, Rathvilly, Carlow and Castledermot (M9 motorway Exit 4). Laid out to suit modern living par excellence, this stunning property has it all.

BER NO.: 106259401

BER B3

Licence No: 001818



Entrance hallway - 6m (19'8") x 2.98m (9'9")

Porch with teak door w/ sidelights,
Tiles opening to laminate floor,
Wainscotting, coving,
5-bulb light fitting,
Radiator
Curtain & Rail



Sitting Room -

L-shaped open plan room with bay window to front,
Window and French door to rear,
Curtains and rails,
Solid fuel stove (20kW) with stone surround,
Laminate floor,
3 no. glass light fittings,
Recessed light fittings,
Radiator, Coving.



Entertainment / Games room - 4.77m (15'8") x 7.69m (25'3")

3 no. windows to rear,
Blinds, wainscotting,
Laminate floor,
2 no. light fittings,
Bar counter and display cabinets,
2 no. radiators.



Dining Room - 3.73m (12'3") x 4.04m (13'3")

Bay window with bay seat to front,
Window to side,
Curtains and rails,
Laminate floor,
Coving, glass light fitting,
Radiator, opens to kitchen.



Kitchen - 6.29m (20'8") x 3.39m (11'1")

Windows to side and rear,
Blind, curtain and rail,
Island unit w/ 2 no. standard light fittings over,
Fully fitted kitchen,
Electric oven/gas hob extractor over,
Laminate floor, Coving
Recessed ceiling lights,
Radiator.



Utility - 2.72m (8'11") x 1.28m (4'2")

Window and door to side,
Tiled floor, countertop,
Standard light fitting, radiator



W.C - 1.01m (3'4") x 2.09m (6'10")

Window to rear,
Wainscotting, pedestal w.h.b.,
Toilet, standard light fitting,
Extractor fan, radiator
Tiled floor



Stairs & Landing - 5.29m (17'4") x 2m (6'7")

Window to front,
Pine rail and banister,
Carpet, wainscotting,
2 no. glass light fittings,
Curtain rail & radiator.



Master Bedroom - 5.94m (19'6") x 7.65m (25'1")

2 no. dormer windows to front,
Window to side,
Feature viewing window to rear,
Curtains and rails,
Vaulted ceiling with exposed wooden beams,
Laminate floor, 3 no. standard light fittings,
2 no. radiators.



En Suite - 4.08m (13'5") x 1.8m (5'11")

VELUX window to side,
Large shower w/ pump shower,
Toilet, glass w.h.b.
Cabinet unit w/ vanity mirror and light over,
Recessed lights, radiator.



Walk in Wardrobe - 2.47m (8'1") x 1.84m (6'0")

Carpet, light,
Storage units, radiator.



Sauna - 1.43m (4'8") x 1.82m (6'0")

MARVIA wood clad sauna with ceramic floor tiles,
MARVIA sauna heater.



Bedroom 2 - 4.15m (13'7") x 5.04m (16'6")

Windows front and side,
Curtains and rails,
Carpet, fitted sliderobes and drawers,
Standard light fitting, radiator.



Bedroom 3 - 3.85m (12'8") x 5.03m (16'6")

Window to side,
Curtain and rail,
VELUX to rear, carpet,
Standard light fitting, radiator.



Bedroom 4 - 3.9m (12'10") x 4m (13'1")

Window to front
Curtain & rail
Sliderobes,
Standard light fitting
Carpet, radiator.



Bedroom 5 - 2.69m (8'10") x 3.67m (12'0")

VELUX to rear, carpet,
Standard light fitting, radiator.



Bathroom - 2.72m (8'11") x 2.87m (9'5")

Window to rear,
Tiled floor,
Jacuzzi bath tub,
Quadrant shower w/ electric shower,
Pedestal w.h.b. w/ vanity cabinet over,
Toilet, recessed light fittings,
Extractor fan, radiator.



Garage - 5.29m (17'4") x 7.69m (25'3")

Spacious double garage with 2 no. up an over doors, also suitable for conversion to living space or granny flat.



FEATURES

- Beautifully situated with views of Wicklow mountains
- Potential for conversion of large double garage (annex apartment)
- Pristine turn-key condition throughout
- Short distance from a range of primary and secondary schools
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- Oil fired central heating, uPVC double glazing
- Fully alarmed
- Spacious landscaped grounds, block shed
- Gated entrance – remote electric gates.

DIRECTIONS

From Carlow town, at the O'Brien road roundabout, take the 3rd exit to R727 Hacketstown road. Drive out past the dolmen and to Walshes cross / Killerig. Immediate right then left. At the bottom of that road, again immediate right then left. The property is the third house on the right after the Haroldstown Dolmen (after the sign post for Ballyconnell)

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Tullow

Contact Details:

Kehoe Auctioneers

57 Dublin Street, Carlow

T: 059 9131678

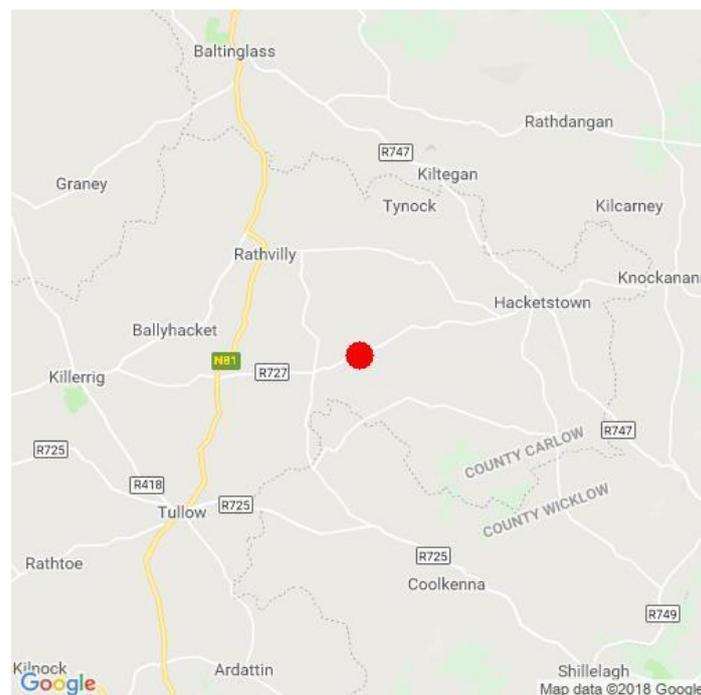
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IMPORTANT NOTICE:

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*Haroldstown, Tobinstown, Tullow,
Co Carlow*

