



MAGNIFICENT DETACHED C. 2,500 SQ.FT. RESIDENCE ON C. 0.7 ACRE

Ashmount, Killeslin Road, Carlow. R93 N1N8

GUIDE PRICE: € 550,000



PSRA Reg. No. 001536

Ashmount, Killeshin Road, Carlow.

R93 N1N8

FEATURES:

- * Zoned gas fired central heating system.
- * PVC double glazed windows.
- * Electric security gates.
- * Detached garage c. 400 sq.ft.
- * Generous c. 0.7 acre site.
- * PVC fascia/soffits.
- * 4 En-suite bedrooms.
- * 3 Reception rooms.
- * Private site enclosed by mature trees.
- * c. 2,500 sq.ft. of accommodation.

DESCRIPTION:

Ashmount is a spacious detached family home situated on the Killeshin Road only a short walk from the Town Centre. Approached through electric gates to a gravel drive standing on a c. 0.7 acre site mainly in lawn enclosed by mature trees and hedges providing a secluded oasis in a town environment. Rarely do such fine houses come to the market within walking distance of all the amenities. Built c. 25 years containing c. 2,500 sq.ft. of spacious accommodation with 3 reception rooms, 4 ensuite bedrooms, gas fired central heating, PVC double glazed windows, detached garage, sunroom and 9ft ceilings to ground floor. The property is adjacent to a school, church and River Barrow. Carlow offers a wealth of amenities with restaurants, pubs, banks, schools, churches, cinema and superb shopping with such retailers as Dunnes Stores, Tesco, Lidl, Aldi, Woodies, Sport Direct and Easons to name but a few. Transportation network includes train service, bus and M9 Motorway access at Junction 4 (c. 6 miles).

INCLUSIONS:

Carpets, curtains, blinds, light fittings, Rangemaster cooker, extractor, dishwasher, fridge/freezer, washing machine and dryer.

ACCOMMODATION:

Entrance Hall : 5.10m x 2.15m
With understairs storage.

Sitting Room : 8.50m x 4.00m
Into bay window with gas fire, coving, marble fireplace and double doors leading to;

Sunroom : 4.10m x 3.85m
With tiled floor, recessed lights, wood panelled ceiling and french doors leading to rear garden.

Family Room : 4.45m x 4.20m
Into bay window with coving.

Study : 3.00m x 2.85m
With coving and shelving.

Kitchen : 4.20m x 3.70m
With wooden built-in ground and eye level presses, s.s. sink unit, Siemens integrated dishwasher, display cabinet, coving, recessed lights, extractor, Rangemaster cooker, tiled floor and surround.

Dining Room : 3.70m x 3.67m
With tiled floor, coving and french doors leading to rear garden.

Utility Room :
Wooden built-in ground and eye level presses, s.s. sink unit, plumbed, Whirlpool integrated fridge/freezer, tiled floor and surround.

Guest WC :
w.c., vanity w.h.b., heated towel rail, fully tiled floor and walls.

Landing : 3.85m x 2.00m
Spacious landing with coving.

Bedroom 1 : 6.15m x 4.00m
With range of built-in wardrobes and coving.

En-Suite 1 :
Bath with shower attachment, pump shower, w.c., vanity w.h.b., heated towel rail, coving, recessed lights, fitted presses, fully tiled floor and walls.

Hotpress :
Shelved with timed immersion.

Bedroom 2 : 4.00m x 2.95m
With coving and built-in wardrobes.

En-Suite 2 :
Vanity w.h.b., w.c., pump shower, heated towel rail, coving, fully tiled floor and walls.

Bedroom 3 : 4.40m x 2.80m
With built-in wardrobes and coving.

En-Suite 3 :
Vanity w.h.b., w.c., heated towel rail, fully tiled floor and walls.

Bedroom 4 : 3.45m x 3.10m
With built-in wardrobes and coving.

En-Suite 4 :
Pump shower, w.c., vanity w.h.b., heated towel rail, coving, fully tiled floor and walls.

OUTSIDE:

Approached by a recessed entrance with electric gates to a gravel drive, the site stands on c. 0.7 acre mainly in lawn enclosed by mature trees and hedges. To the side there is a detached garage (4.75 x 7.8) with double doors. Also outside there is a paved patio area, outside tap and tool shed.

SERVICES:

Mains water, mains sewerage, electricity, refuse collection, gas fired central heating and alarm.

SOLICITOR:

Bruen & Company, 30 Drumcondra Road Upper, Dublin 9,

BER: D2

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