CEDAR LODGE, PORCHAVODDA, HACKESTOWN, CO. CARLOW R93 F883

BER C

QUINN PROPERTY

www.quinnproperty.ie

Most Attractive Five Bedroom Residence On A C. 1 Acre Mature Site For Sale By Private Treaty

LOCATION & DESCRIPTION:

Harold Young is delighted to present this pristine five bedroom detached residence to the market. Set on a C. 1 acre site, this delightful home ideally located for country living at its best. Full of character and charm, this delightful property seamlessly combines traditional appeal with modern comfort, making it an ideal family home or peaceful countryside retreat. Nestled amidst rolling fields this property enjoys a spectacular views of Carrig Mountain and offers a wonderful sense of space, privacy, and tranquillity.

Ideally located just 2km from Hacketstown and 4km from the charming village of Kiltegan, this property enjoys easy access to a range of local amenities, including shops, schools, pubs, and restaurants. The bustling town of Baltinglass is just 12km away, offering an excellent selection of secondary schools, supermarkets, medical services, and leisure facilities. This ideal location offers the perfect balance between peaceful rural living and convenient connectivity to nearby towns while Dublin is reachable within an hour.

Upon entering, you are welcomed by a bright and inviting entrance hall, filled with natural light and leading into a delightful living space. The stylish designed kitchen flows seamlessly into the open-plan dining and living area, creating the perfect setting for modern family life and entertaining. Upstairs, an attractive sunroom enjoys breathtaking views of the surrounding countryside, providing the perfect place to relax and unwind. Five well-appointed bedrooms and a family bathroom complete the first-floor accommodation.

The property is set on an impressive and mature C. 1 acre site, surrounded by established trees and shrubbery and enjoying a wonderful sense of privacy and seclusion. The beautifully maintained grounds provide ample space for outdoor living, recreation, and gardening, making it an ideal setting for families and nature lovers alike. A winding tarmacadam driveway creates an attractive approach to the home and offers generous parking. To the rear, an adjoining covered carport provides sheltered parking and convenient direct access to the residence. The property features a range of outdoor amenities include a practical tool shed, a secure dog run, and a well-established vegetable patch. The expansive grounds, combined with the stunning countryside setting, offer endless opportunities to relax, entertain, and enjoy the peaceful surroundings throughout the year.

SERVICES AND FEATURES:

Well Water
Septic Tank
Oil Fired Central Heating
Property Extends To: 257m²
Built: 1964
Thermodynamic Solar Panels
Mixture Of Triple And Double Glazed Windows
300ml Insolation In Attic
Walls Pumped
Fiber Broadband
Wired For A Generator

BER DETAILS:

BER: C
BER No. 106386154
Energy Performance Indicator: 205.13 kWh/m²/yr

Entrance Hall:	6.5m x 2.5m	Carpet flooring, stairwell to first floor, feature window.
Sitting Room:	4.5m x 5.2m	Carpet flooring, fire place with marble feature surround and Stanley stove, coving.
Living / Dining Room:	5.1m x 7.2m	Carpet flooring, open fire, coving, double doors to kitchen.
Kitchen:	3.3m x 7.2m	Laminate flooring, fitted country cream units at waist and eye level, Range Master electric cooker, dishwasher, fridge-freezer.
Utility:	1.7m x 4.0m	Laminate flooring, fitted units, washing machine, dryer.
Rear Lobby Room:	1.7m x 1.6m	Laminate flooring.
Lobby:	2.3m x 2.0m	Laminate flooring.
Bathroom:	2.3m x 3.0m	Laminate flooring, free standing bath, W.C., W.H.B.
Landing:	5.2m x 8.1m	Carpet flooring, coving.
Sunroom:	1.4m x 7.8m	Tiled flooring.
Bedroom One:	4.0m x 5.2m	Carpet flooring, coving, fitted shelves, walk-in wardrobe.
Family Bathroom:	2.6m x 2.8m	Tiled flooring, bath, shower, W.C., W.H.B. with fitted unit, heated towel rail.
Bedroom Two:	3.9m x 3.9m	Carpet flooring, fitted wardrobe, wash basin.
Bedroom Three:	3.9m x 3.3m	Carpet flooring, fitted wardrobe.
Bedroom Four	3.3m x 4.3m	Carpet flooring, fitted wardrobe.
Bedroom Five:	3.3m x 2.8m	Carpet flooring, fitted wardrobe.

Superb Five Bedroom Detached Residence With Stunning Views Of The Surrounding Countryside

A.M.V. €550,000

Ground Floor

First Floor

Total area: approx. 257.1 sq. metres

The above particulars are issued by **QUINN** PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN** PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.