

Ref: 7934

BALLYMURPHY, BORRIS, CO. CARLOW R95 V9F7



BER D2

QUINN PROPERTY

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# Most Attractive Three Bedroom Residence With A Detached Garage On C. 1.8 Acres Of Mature Grounds For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to present this idyllic country residence to the market. Occupying a spacious C. 1.8 acre site, this exclusive property benefits from a wonderful location in a spectacular picturesque area. This property enjoys stunning views of the surrounding rolling countryside with the Blackstairs Mountains creating a magnificent backdrop.

Situated in a scenic yet practical location, this property is just 6km from the charming town of Borris, with an array of shops, services and amenities as well as both primary and secondary schools, GAA clubs, a hotel and golfing at the renowned Borris House grounds. The village of Killealy is 9km away with amenities to include a school, church, pubs, shop and community hall.

The residence itself has been thoughtfully designed with family living in mind. Accommodation briefly comprises of entrance hall, two kitchens with a separate dining room, living room, three well-proportioned bedrooms with one ensuite and a family bathroom on the ground floor with a further two rooms in the attic space providing versatile use for a variety of lifestyle needs.

We understand that this property is likely to qualify for the 'Vacant Property Refurbishment Grant'.

Accommodation is bright and airy, extends to C. 169m<sup>2</sup> and comprises as follows:



|                        |             |                                                                                                                     |
|------------------------|-------------|---------------------------------------------------------------------------------------------------------------------|
| Entrance Hall:         | 6.1m x 1.3m | Concrete flooring, hotpress.                                                                                        |
| Kitchen:               | 2.9m x 4.1m | Tiled flooring, fitted units and waist and eye level.                                                               |
| Kitchen / Dining Room: | 6.1m x 2.9m | Tiled flooring, fitted units at waist and eye level, gas cooker, dishwasher.                                        |
| Dining Room:           | 5.0m x 2.8m | Concrete flooring.                                                                                                  |
| Living Room:           | 3.5m x 6.5m | Laminate flooring, solid fuel stove with feature stone surround, double doors to patio area, stairs to first floor. |
| Bedroom 1:             | 4.9m x 3.0m | Concrete flooring, fitted wardrobes.                                                                                |
| Ensuite:               | 2.0m x 1.9m | Tiled flooring, W.C., W.H.B.                                                                                        |
| Bedroom 2:             | 3.3m x 3.0m | Concrete flooring.                                                                                                  |
| Bedroom 3:             | 2.7m x 3.0m | Concrete flooring.                                                                                                  |
| W.C.:                  | 1.8m x 0.9m | Tiled flooring, W.C.                                                                                                |
| Bathroom:              | 1.8m x 2.1m | Tiled flooring, W.C., W.H.B., bath, heated towel rail.                                                              |
| Landing:               | 2.5m x 2.4m |                                                                                                                     |
| Attic Room 1:          | 3.7m x 2.9m |                                                                                                                     |
| Attic Room 2:          | 3.7m x 2.8m |                                                                                                                     |







### OUTSIDE:

The property is approached via a dual-access tarmac driveway, providing ample parking and access to a detached garage offering excellent storage space. Mature trees and established shrubs create an attractive setting, enhancing the property's privacy and kerb appeal. Beautifully maintained lawns extend to both the front and rear, providing generous outdoor space to enjoy throughout the year. A paved pathway wraps around the home, leading to a spacious rear patio that is ideal for al fresco dining and outdoor entertaining. To the side of the property lies a substantial paddock, offering exceptional versatility for a range of uses, whether for hobby farming, small equestrian pursuits, recreation or future site potential, subject to the necessary planning permissions.



### SERVICES AND FEATURES:

Well Water  
Septic Tank  
Property Extends To: C. 169m<sup>2</sup>  
Built: 1980



### BER DETAILS:

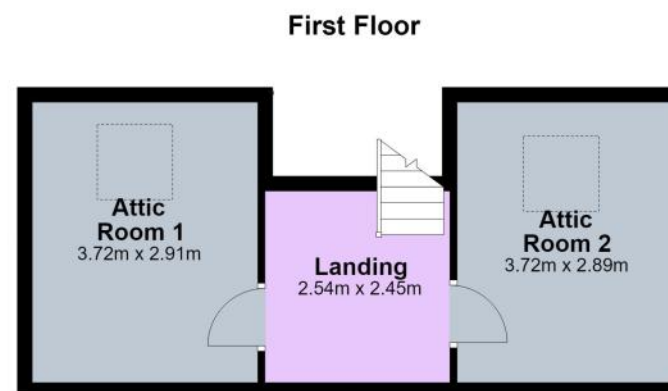
BER: D2  
BER No. 119200384  
Energy Performance Indicator: 261.79 kWh/m<sup>2</sup>/yr



Delightful Three Bedroom Residence On C. 1.8 Acre Site With Picturesque Views Of The Surrounding Countryside

A.M.V. €325,000





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.