

Ref: P4571

CORRIES, BAGENALSTOWN, CO. CARLOW R21 XW90

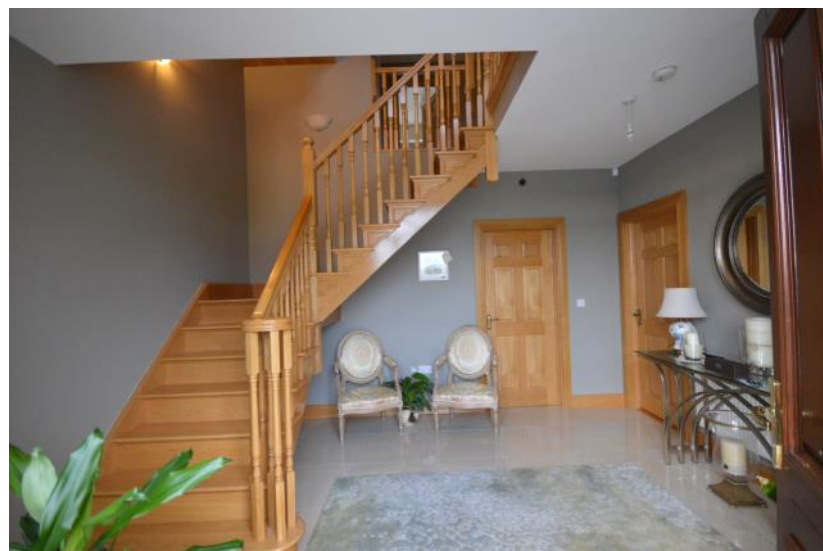


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# SUPERIOR 4/5 BEDROOM, 2 STOREY COUNTRY RESIDENCE & OUTBUILDINGS ON MATURE C. 1 ACRE SITE

## For Sale By Private Treaty



### LOCATION:

This fine family home enjoys an excellent rural location just 1km off the Borris to Fenagh road, 1km from Corries Cross and 7km from Bagenalstown. Borris is a fine market town in a scenic and sought after area, close to the Carlow and Kilkenny borders and offers a range of shops, services and both primary and secondary schools. Bagenalstown is a picturesque town situated on the River Barrow and offers a good range of services with primary and secondary schools, shops and excellent sporting facilities. The area is renowned for its riverside walks, locks, fishing and the Barrow Way walking route passes through the town. The property is 25km from both Kilkenny city and Carlow town.

### DESCRIPTION:

The residence was constructed in 2009 and is finished to a high standard, it is presented in turn key condition. Approached via electric wrought iron gates, a gravelled driveway with granite kerbing leads up to and around the house. Bright and spacious accommodation extends to 400.73m<sup>2</sup> and a natural light filled entrance hall leads to 2 reception rooms, kitchen / diner, utility, w.c. and home office on the ground floor with 4 bedrooms, two ensuite, and family bathroom on the first floor with an attic and two rooms on the second floor. Accommodation comprises as follows:



Entrance Hall:	4.3m x 4.0m	Spacious reception, Oak staircase, ceramic floor tiles
Living Room:	5.0m x 5.0m	Laminate flooring, double sided solid fuel stove, bay window, double doors to rear
Sitting Room:	5.0m x 5.0m	Laminate flooring, Marble fire surround with Bramley Insert Stove, bay window
Conservatory:	6.2m x 4.0m	Ceramic tiled floor, vaulted ceiling, double doors to patio and kitchen
Kitchen / Diner:	9.5m x 4.9m	Ceramic tiled floor, fully fitted Oak kitchen with waist and eye level units, integrated fridge freezer, dishwasher, electric oven, electric hob, Aga cooker (electric & gas), gas hob with feature surround, stainless steel extractor, tiled splash back, double sided solid fuel stove
W.C.:	2.3m x 1.7m	Tiled floor, w.c., w.h.b. shower
Utility Room:	3.1m x 2.5m	Ceramic tiled floor, fitted units, plumbed for washing machine
Office:	5.0m x 3.5m	Laminate flooring
Landing:	6.0m x 4.0m	Laminate flooring, shelved linen press, hot press
Bedroom 1:	5.0m x 5.0m	Laminate floor, sliderobes, bay window
Ensuite:	3.5m x 1.6m	Fully tiled, shower, w.c., w.h.b., heated towel rail







Bedroom 2: 5.0m x 5.0m Laminate floor, walk-in-wardrobe 2 x 1.8, bay window  
 Ensuite: 2.7m x 1.8m Fully tiled, shower, w.c., w.h.b.  
 Bedroom 3: 5.0m x 4.0m Laminate flooring  
 Bedroom 4: 5.0m x 3.5m  
 Bathroom: 4.2m x 2.4m Fully tiled, Jacuzzi Corner Bath, shower, w.c., w.h.b., heated towel rail  
 2nd Floor: Attic / Landing 4m x 4m  
 Storage Area 1: 6.0m x 5.0m  
 Storage Area 2: 6.0m x 5.0m



**OUTSIDE:**  
 The residence is approached via electric wrought iron gates with gravelled driveway and granite kerbing. There are well maintained lawns to either side of the driveway with a substantial patio / barbeque area to the rear. The property enjoys splendid views of Mount Leinster and the Blackstairs Mountains and surrounding countryside. Outbuildings include a car port, fuel shed and a 3 bay enclosed shed with electric roller doors, there is also a concrete yard.



**SERVICES AND FEATURES:**  
 Oil Fired Central Heating  
 Private Well  
 Septic Tank  
 Oak Stairs, Doors, Architrave & Skirting  
 Double Car Port & Fuel Shed 17m x 7m  
 3 Bay Enclosed Bay Shed With Roller Door 15m x 10m  
 Property Extends To: 400.73m<sup>2</sup>  
 Built: 2009

**BER DETAILS:**  
 BER: B2  
 BER No. 114574569 Energy Performance Indicator: 28.49 kWh/m<sup>2</sup>/



This Is A Fabulous Family Home. Viewing Is Highly Recommended And By Appointment Only

A.M.V. €500,000



# QUINN PROPERTY

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