

Ref: P6687

'GLEN HOUSE', RATHGERAN, BALLYMURPHY, CO. CARLOW R95 D8H4



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'Olde Worldly' Two Storied Stone Built Farmhouse With Attractive Stone Outbuildings on C. 0.7 Acre Site For Sale By Private Treaty



LOCATION AND DESCRIPTION :

'Glen House,' enjoys a stunning location tucked away at the foot of the Blackstairs mountains in a scenic and much sought after country setting. Located 2km from Ballymurphy, 9km from Borris, and 11km from Graiguenamanagh, the surrounding area offers local amenities to include primary schools, churches, restaurants, pubs, shops, hotels and GAA and soccer clubs. This area is noted for its hillwalking, and trekking and offers camping, fishing and canoeing on the majestic Barrow river.

The property is set back nicely from the public road and approached via a shared hardcore laneway. It has a concrete yard to the front and It has a number of stone outbuildings to the rear and side to include a 3 Bay back to back shed. The residence presents in good condition and offers a wonderful opportunity for its new owners to embrace country living. The outbuildings offer ample storage space and could be converted for business usage S.T.P.P.

Accommodation comprises as follows:

Living Room:	8.5m x 3.5m	Laminate flooring, solid fuel boiler stove
Kitchen:	4.5m x. 2.0m	Tiled flooring, tiled splashback, gas cooker, washing machine, dryer, electric oven, fridge freezer & fitted units
First Floor:		
Bedroom 1:	3.7m x 3.3m	Laminate flooring
Bathroom:	3.0m 1.7m	Tiled flooring, bath, W.C., W.H.B.
Bedroom 2:	3.3m x 1.7m	Laminate flooring, sliderobe





Outside:

3 Bay 'A'Back to Back Lean-To: 16m x 15m

Original Stone Dwelling: 10m x 4.0m

Barn: 6.8m x 2.7m

SERVICES AND FEATURES:

Oil Fired Central Heating

Septic Tank

Private Water

Double Glazed Windows

Property Extends To: 76 m²



BER DETAILS:

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BER: F

BER No. 103961454

Energy Performance Indicator: 446.3kWh/m²/yr

A Perfect Opportunity To Acquire A Charming
Country Residence

A.M.V. €140,000



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