



CHARMING 4 BEDROOM DETACHED COUNTRY COTTAGE

Willow Cottage , Hallahoise, Castledermot, Athy, Co. Kildare, R14 Y102

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

**Willow Cottage , Hallahoise, Castledermot,
Athy, Co. Kildare, R14 Y102**

FEATURES:

- * Stone facade
- * PVC double glazed windows
- * PVC fascia/soffits
- * 2 entrances
- * c. 0.64 acre site

DESCRIPTION:

Willow Cottage is a charming country property set in a quiet but convenient location just 2km from Castledermot and all of its amenities including shops, pubs, schools, GAA, soccer, childrens playground and Golf at the nearby Kilkea Castle. There is M9 Motorway access within minutes providing excellent access to Dublin, Waterford and all surrounding Towns. Castledermot is circa 32km from Kilcullen, 10km from Carlow Town and 11km from Athy. Extending to approx 173 sq.m./1,862 sq.ft.; this unique residence is set on a circa 0.64 Acre site of mature and private landscaped gardens. Outside, there are a number of seating areas and two outbuildings including a utility room and a workshop. The property has been very well maintained over the years and is an ideal family home.

ACCOMMODATION:

Hallway : 7.60m x 2.66m
Laminate floor.

Bedroom 1 : 5.34m x 3.46m
Laminate floor.

Bedroom 2 : 4.22m x 3.61m
Laminate floor and built-in wardrobe.

Bedroom 3 : 3.27m x 4.20m
Laminate floor and built-in wardrobe.

Bathroom :
Vinyl floor, w.c., vanity w.h.b., bath with shower attachment, shower.

Dining Room : 3.51m x 4.40m
With wooden floor.

Kitchen : 3.07m x 3.08m
Cream built-in ground and eye level units, s.s. sink unit, Beko oven, Hotpoint hob, extractor, tiled splashback, integrated dishwasher.

Back Hall :
Vinyl floor and storage press.

Dining Area : 2.89m x 4.74m
With cream built-in ground and eye level units, tiled splashback.

Living Room : 7.18m x 3.63m
Wooden floor, recessed lights, insert stove.

Bedroom 4 : 4.34m x 4.81m
With wooden floor.

En-suite :
w.c., w.h.b., electric shower.

Hotpress :
Storage press.

Utility Room : 2.88m x 4.74m
Plumbed with electricity.

OUTSIDE:

Patio area, gravel driveway, mature landscaped gardens (private), pump house, orchard and workshop (2.9 x 2.2).

SERVICES:

Well water, septic tank, broadband, oil fired central heating.

INCLUSIONS:

Curtains, blinds, ceiling lampshades, wall sconces, oven, hob, dishwasher and large Ikea wardrobe.

SOLICITOR:

William Fleming, Belmont House, Kilkenny Road,
Co. Carlow.

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