



**NO. 21 ARDGLASS
BALTINGLASS
CO. WICKLOW | W91 AY19**

LOCATION

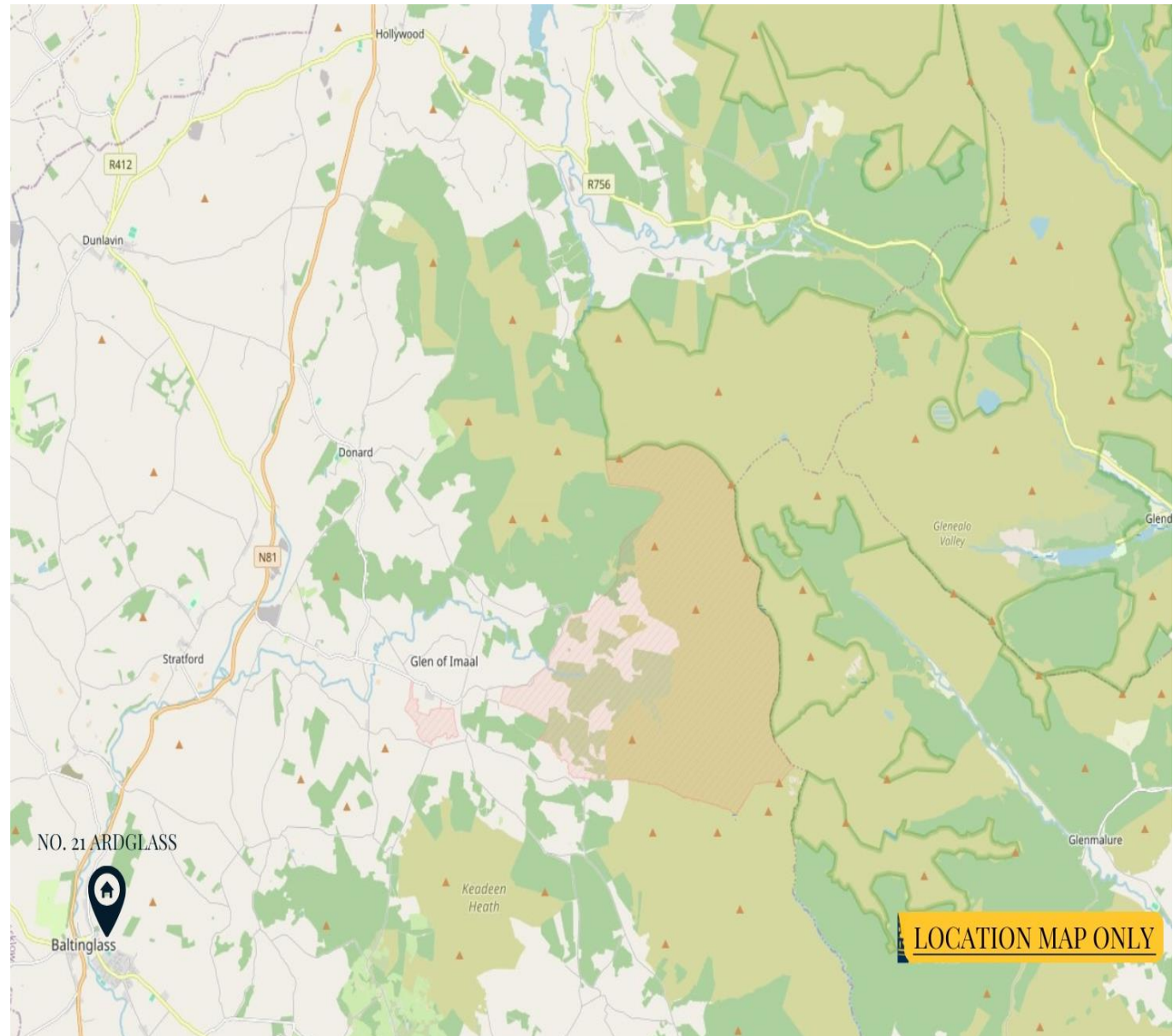
The property is located on the outskirts of Baltinglass town in a mature low density estate with large green areas and mature trees. The town has two primary schools and a post primary school. Baltinglass is a thriving town with a host of amenities including churches, schools, shops, supermarkets and eateries on your doorstep. It is conveniently located near the border of Carlow (20 minutes from Carlow SETU), Kildare and the Blessington lakes is a mere 25 minute drive away.

Carlow c. 23.5km

Blessington: c. 30km.

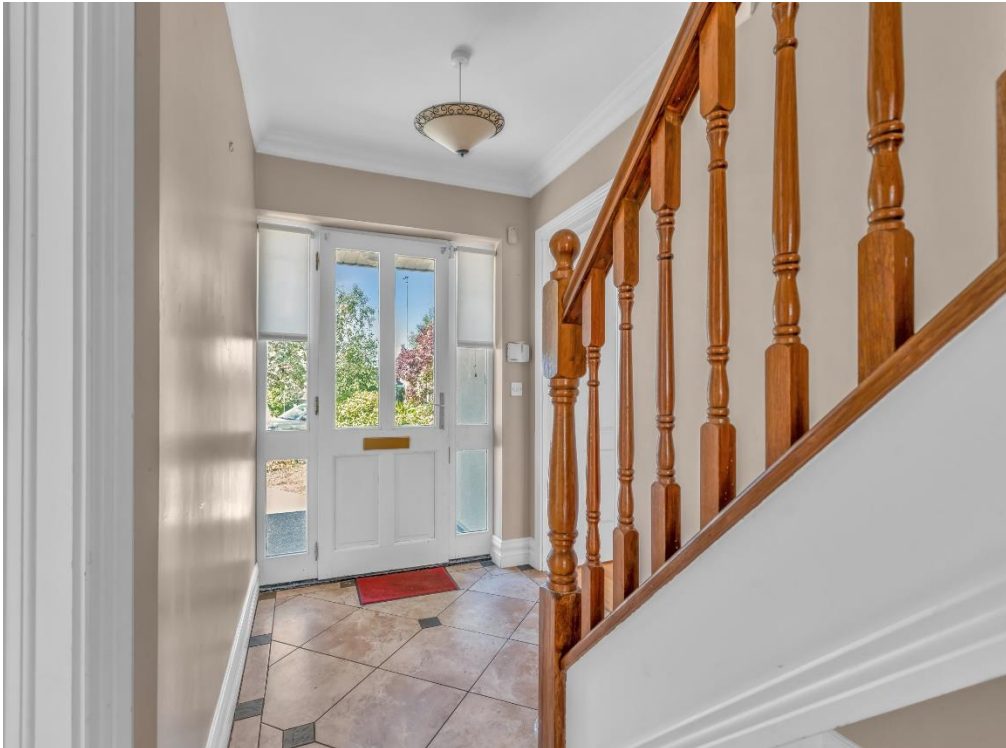
Naas c. 37.5km

Dublin c. 68km.



DESCRIPTION

No. 21 Ardglass is a well presented four-bedroom detached home of generous proportions extending to c. 162ms / 1744 sq.ft This home is perfect for those seeking comfort, ease of living and community in one of Baltinglass most coveted and highly sought after family neighbourhoods. Overlooking a large green area, this lovely property stands out not only in its presentation but also for its location and off-street parking. It is a true gem that promises hours of joy for families, friends, and guests alike. As you step inside, you get an immediate sense of space with large living room to the front on one side and cosy study, family room on the other. From an open plan view in the living room you enter the large and sociable kitchen / dining room at the back which overlooks the sunny rear garden. There is a convenient utility room off. Upstairs, there is again a large spacious landing with skylight allowing natural daylight to fill the space. All bedrooms are doubles and all have fitted wardrobes. The master bedroom is very generous with en-suite off. A family bathroom completes the accommodation. Outside there is a small front garden with off street parking, two side entrances and a large rear garden with a timber construction with slate roof and a large Steeltech garage for storage, perfect for a growing family.



ACCOMMODATION

ENTRANCE HALL	2.44m x 4.97m	With tiled flooring.
LIVING ROOM	5.94m x 3.94m	With wooden flooring & wood burning stove.
FAMILY ROOM	3.53m x 3.01m	With bay window.
W.C	2.33m x 1.40m	With tiled flooring, W.C & W.H.B.
KITCHEN / DINING ROOM	9.04m x 3.46m	With wooden flooring, fitted units, integrated dishwasher, oven & fridge. Sliding door to garden.
UTILITY	2.35m x 1.25m	Plumbed for washing machine & door to garden.
LANDING	2.35m x 1.25m	With skylight & hotpress.
BEDROOM 1	3.88m x 4.70m	With fitted wardrobes & wooden flooring.
BEDROOM 2	3.56m x 3.52m	With fitted wardrobes.
BATHROOM	2.52m x 2.44m	With bath & shower, W.C & W.H.B. Tiled flooring.
BEDROOM 3	4.14m x 2.87m	With fitted wardrobes.
MASTER BEDROOM	5.40m x 4.02m	With fitted wardrobes, wooden flooring & En-Suite.
EN-SUITE	2.11m x 1.75m	With electric shower, W.C. & W.H.B. Tiled flooring.









OUTSIDE:

- Front drive with off street parking for up to 3+ cars.
- Front garden.
- Two side entrances.
- Large rear garden.
- 1 timber constructed shed.
- 1 large Steel tech garage.



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€365,000

BER:

B2

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