



## Luxury 4 Bed Bungalow For Sale In Killenard, Co. Laois Ireland



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 725,000

### Locatie

Aanbevolen Auto Onderdelen:	Ireland
Staat/Regio/Pronvincie:	Leinster
Plaats:	Killenard
Adres:	Carriglea
Postcode:	R32 E4E1
Geplaatst:	15-10-2024
Omschrijving:	Luxury 4 Bed Bungalow For Sale In Killenard, Co. Laois Ireland

Esales Property ID: es5554122

4 Carriglea, Killenard, Co Laois R32 E4E1

### BER Details- B2

We are proud to present this superb property in the beautiful country village of Killenard, Co. Laois comprising a substantial detached residence that was constructed in 2004, during the development of the World Class Heritage Hotel, Health Spa and Golf Club. This property is within walking distance of the hotel and golf club; Irelands only Seve Ballesteros designed championship course.

The house extends to approximately 3,000 square feet and consists of an impressive double height entrance hall with galleried landing and striking chandelier, kitchen/breakfast and dining room, three further reception rooms and ground floor double ensuite bedroom. The first floor comprises four double



bedrooms with ensuite bathroom, jack and jill bathroom and main bathroom.

Adjacent to the house is the recent addition of a carport of approximately 55 square meters constructed with steel and glass. This space could also be used as a garden room/games room or workspace.

4 Carriglea has been upgraded in recent years and now holds a B2 Energy Rating, with potential to reach to A2.

The property comprises the following:

## GROUND FLOOR:

Entrance Hall – 7.2m x 3.3m

Dual front doors lead into a double height entrance hall with galleried landing, chandelier, and bespoke staircase.

Kitchen/Breakfast/Dining Area – 8.5m x 5.9m

L-Shaped space with solid wood kitchen and granite worktops, island, triple aspect dining space with French doors leading to patio and garden area.

Utility Room – 2.2m x 1.6m

Ceramic floor tiles, work top, cupboards, PVC door leading to side pathway and garden area.

Lounge – 5.6m x 4.9m

Solid wood floors, marble mantelpiece with solid fuel fire, French doors leading to patio and garden areas. This room also accesses the Sunroom.

Sunroom – 4.5m x 4.5m

Pentagon shape, ceramic floor tiles, feature timber ceiling, French doors leading to patio and garden areas.

Living Room – 4.4m x 3.9m

Carpet flooring, feature mantelpiece with gas fire, bay window, light fittings.

Double Ensuite Bedroom – 4.7m x 3.9m

Solid wooden flooring, bay window, light fitting

Ensuite Bathroom – 3m x 1.5



Tiled floor to ceiling with shower, hand wash basin, WC, light fitting

WC: 1.5 x 1.5

Ceramic floor tiles, hand wash basin, WC

## FIRST FLOOR:

Master Bedroom Suite with Dressing Room and Ensuite Bathroom

Master Bedroom – 4.8m x 5.5m

Dressing Area/Walk in Wardrobe – 3.2m x 2.1m

Ensuite Bathroom – 3.2m x 2.4m

Dual aspect room, carpet flooring, dressing area with fitted wardrobes, large bathroom with double shower unit, WC, hand wash basin, vertical radiator, light fitting

Bedroom 2 – 4.1m x 3.9m

Dual aspect room, carpet flooring, light fitting

Bedrooms 3 and 4 have a Jack and Jill Bathroom

Bedroom 3 – 3.9m x 3.7

Dual aspect – carpet flooring, roller blinds, light fitting

Bedroom 4 – 4m x 3.9m

Dual aspect – carpet, roller blinds, light fitting

Jack and Jill Bathroom – 2.8m x 1.5m

Ceramic floor tiles, shower, WC, hand wash basin, tiled wet areas, PVC window, light fitting

Main Bathroom – 3.1m x 2.5m

Tiled floor to ceiling with bath, shower, WC, hand wash basin, roller blind, light fitting

Landing – 5.6m x 2.7m

Galleried landing with chandelier – seating area, linen cupboard.



## OUTSIDE:

Entrance Gates

Electric Charging Point

Tarmacadam Front Yard

West Facing Rear Garden with large Patio – perfect for outdoor dining

Pergola

Carport – 55 square meters constructed from steel and glass – could be used as a garden or games room or workspace.

Detached block built garage.

## About the Area

Nestled amidst the rolling hills of County Laois, Ireland, lies the charming village of Killenard. Steeped in history and brimming with natural beauty, Killenard offers a tranquil escape for those seeking a break from the hustle and bustle.

The village boasts a rich heritage, evident in the ruins of a 12th-century church and the imposing Killenard Castle, once a stronghold of the powerful O'Moore clan. Explore the peaceful grounds of the castle and imagine tales of knights and battles that unfolded centuries ago. For history buffs, a visit to the Killenard Heritage Centre provides a deeper dive into the village's fascinating past, showcasing artifacts and stories that bring its legacy to life.

Beyond the historical allure, Killenard offers a haven for nature lovers. Hike or bike along scenic trails that meander through the surrounding countryside, enjoying breathtaking views of the verdant landscape. Explore the Glenbarrow Nature Reserve, a designated Special Area of Conservation, teeming with diverse flora and fauna. If you're feeling adventurous, go fishing on the River Barrow, a haven for anglers, or simply relax by the water's edge and soak up the serenity of the Irish countryside.

Killenard is home to the World Class Heritage Hotel, Health Spa and Golf Club; a small village well located close to all major towns and the M7 motorway.

Number 4 Carriglea is located at the front of this mature and private development, overlooking the landscaped green area and beautiful water fountain. Carriglea is within walking distance of the hotel and golf resort, walking track, shop, pub/restaurant, church, community hall and primary school.

\* Portarlinton Train Station is 4km from Carriglea (direct train services to Dublin Heuston in 37 mins).

\* A short drive to the M7 Motorway (Junction 15 – 7km, Junction 14 – 11km)



\* Located a short distance from Emo House, Lake and Gardens, Solas Garden Centre, Portlaoise and Kildare Village.

## MAiN FEATURES:

- \* 279m<sup>2</sup> of living space
- \* 1000m<sup>2</sup> plot room to develop further
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Algemeen**

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	279 m <sup>2</sup>
Lot Afmeting:	1000 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Virtual tour URL: <https://www.youtube.com/embed/8QNnV0sQ-nU>

### **Contact information**

IMLIX ID: IX6.180.880

