

# WOODLANDS, CORK RD, DURROW, CO. LAOIS. R32 F7H2

**For Sale By Private Treaty**



- Detached home
- 4 Bedrooms,
- 2 Bathrooms
- Fantastic  $\frac{3}{4}$  Acre Site
- Newly renovated throughout
- Super location on the edge of the village



**GUIDE PRICE : €435,000**

Nestled on a captivating elevated site spanning  $\frac{3}{4}$  of an acre, this detached home offers a remarkable blend of tranquility and convenience. Perched on the fringes of the village, it boasts a prime location within strolling distance of all amenities.

Recently renovated with a comprehensive renovation just 3 years ago, this residence gleams with an exceptional level of craftsmanship and attention to detail. The interior unfolds with an inviting entrance hallway that leads to an expansive kitchen, a cozy sittingroom, three generously sized bedrooms, a well appointed bathroom and a notably spacious utility room – all thoughtfully designed to flood the home with natural light.

Stepping onto the 1<sup>st</sup> floor, a 4<sup>th</sup> bedroom awaits, accompanied by its own private bathroom, creating an ideal retreat for guests or a private sanctuary for occupants.

Embraced by exquisitely landscaped gardens at both the front and rear, this property enjoys a serene ambiance that is wonderfully shielded from view, offering a true haven of privacy with double gates leading to a large yard and most wonderful gardens – a true haven of tranquility.

This residence, marked by its understated elegance and thoughtful layout, promises a lifestyle that harmoniously marries contemporary comfort with the allure of a scenic location.

## ACCOMMODATION

### GROUND FLOOR

<b>Entrance Hallway</b>	11'3 x 5'1 (3.4 x 1.5)
<b>Kitchen</b>	11'3 x 8'3 (3.4 x 2.4)
<b>Sitting Room</b>	15'7 x 12'5 (4.6 x 3.7)
<b>Bedroom 1</b>	15'7 x 11'09 (4.6 x 3.4)
<b>Bedroom 2</b>	13'7 x 12' (4 x 3.6)

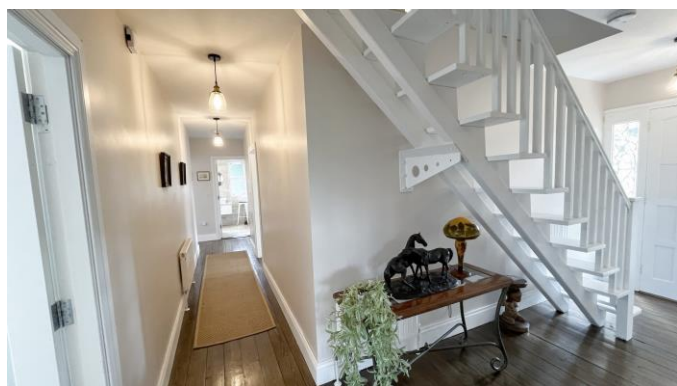
**Bathroom** 10'20 x 6'5 (3 x 1.8)

**Utility** 14'11 x 10' (4.3 x 3)

### FIRST FLOOR

**Bedroom 4** 14'5 x 11'10 (4.3 x 3.4)

**Bathroom** 9'2 x 7'1 (2.7 x 2.1)



## FEATURES

- ✓ Detached
- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ Newly renovated
- ✓ Fantastic  $\frac{3}{4}$  acre site
- ✓ Super location on edge of village
- ✓ Dual Heating System – oil & solid fuel stove
- ✓ Zoned Heating
- ✓ Tri-flow tap in kitchen
- ✓ Fiber Broadband in area

## SALE TO INCLUDE

- ✓ All kitchen appliances
- ✓ All venetian blinds on windows

## BER RATING

- ✓ To Follow!

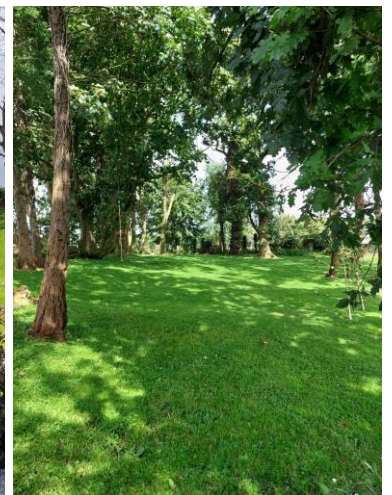
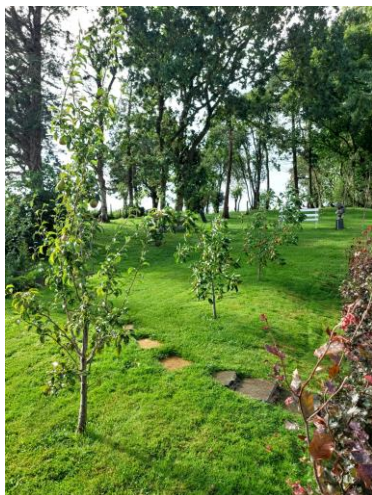


*Viewing highly recommended!*

## LOCATION

Durrow is a village located in the south-east in Co. Laois. Bypassed by the M8 motorway, the village is located on the R639 road at its junction with the N77. The River Erkina flows through Durrow and joins the River Nore about 1.5km east of the village. The Village of Durrow was developed under the patronage of the Viscounts of Ashbrook and is home to a number of historic buildings around the village green. Durrow Village has a lovely, rustic atmosphere and friendly people.

Within easy reach of Kilkenny City 25mins, Abbeyleix 10mins, Kildare Village Shopping Outlet 45mins, Cashel 35mins, Dublin Airport 1hr 20, Cork Airport 1hr 30.



Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.