



P'tarmigan

€825,000





A superb opportunity to purchase a large town house which has been totally renovated to a very high standard, set in the outskirts of Town with a large south facing garden which includes an orangery at south end, ideal for al fresco dining.

The main house consists of 4 bedrooms and 3 bathrooms with a large lounge with a feature fireplace. There is currently a study set up at the end of the lounge. There is an additional living space/snug and a substantial fully fitted kitchen/diner with an island. The whole ground floor has underfloor heating with an engineered oak floor.





The master bedroom has its own ensuite bathroom and walk-in wardrobe with views out over the garden

The other double bedrooms have ample space for storage and share two further bathrooms.

The property is fully double glazed and has an oil fired central heating system.

The attention to detail and the finishes on this property are first class. This property must be seen to be fully appreciated.









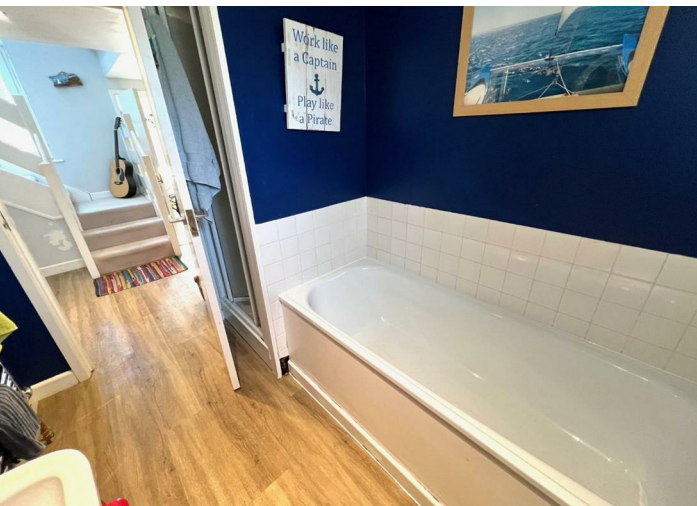


The Annex

A detached annex consisting of a double bedroom, bathroom and an open plan kitchen/lounge with a large balcony overlooking the garden.

There is also a small room currently used for storage.

Perfect for guests accommodation or a granny flat.

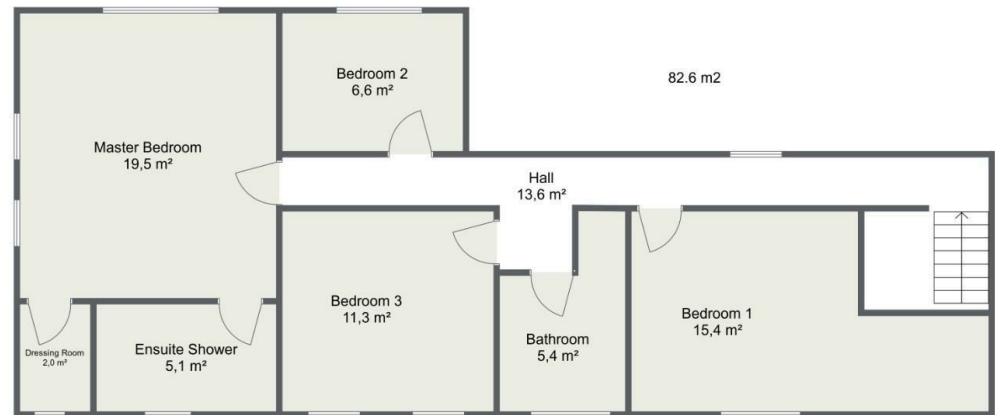


### Ptarmigan Ground Floor



### Ptarmigan

#### First Floor

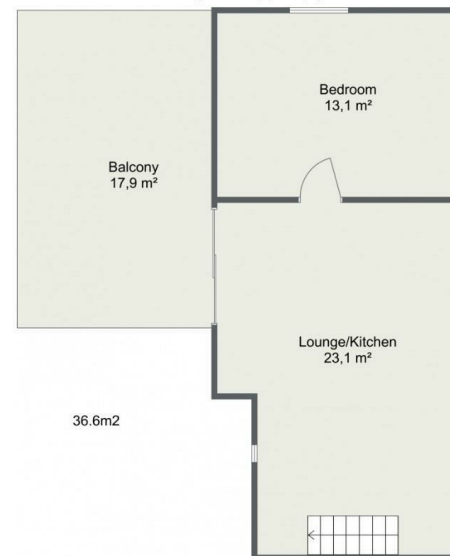




### Ptarmigan Annex Ground Floor



### Ptarmigan Annex First Floor



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