

# For Sale

Asking Price: €220,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



68 Castlecourt, Castlerock,  
Bunclody,  
Co. Carlow, Y21 W3Y2

**BER** B2

[sherryfitz.ie](http://sherryfitz.ie)

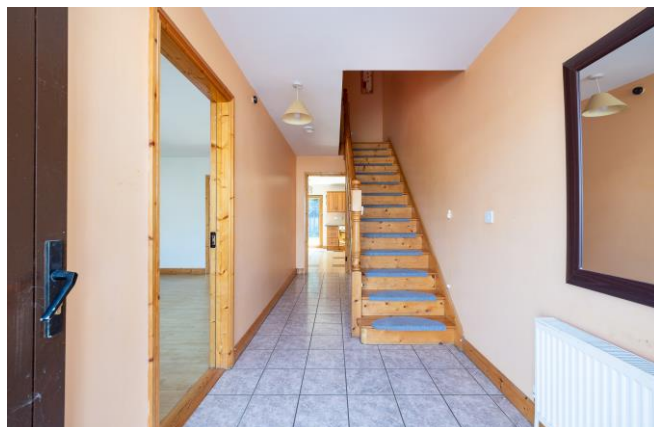




Nestled in the sought-after Castlecourt development, this well-presented 3-bedroom home offers a comfortable and spacious living environment. The property is in excellent condition throughout, making it an ideal choice for both first-time buyers and growing families.

One of the standout features is the south-east facing rear garden, which benefits from sunlight throughout the day, creating an inviting outdoor space perfect for entertaining, gardening, or simply relaxing in the sun. The garden is laid to lawn, offering a low-maintenance, tranquil setting.

Conveniently located within walking distance of local amenities, schools, and shops, and with easy access to nearby road networks, this property is ideal for those looking for both peace and convenience in a well-connected location.



## Accommodation

**Entrance Hall** 5.61m x 1.91m (18'5" x 6'3"): at widest point, tile flooring

**Sitting Room** 4.51m x 3.56m (14'10" x 11'8"): laminate wood flooring, feature open fireplace with timber surround, double doors to kitchen/dining

**Kitchen/Dining** 4.56m x 3.79m (15' x 12'5"): tile flooring and backsplash, fitted kitchen units, electric oven, electric hob, double doors to rear garden

**Utility Room** 1.73m x 1.66m (5'8" x 5'5"): tile flooring and backsplash, plumbed for washing machine and dryer

**Guest W.C.** 1.45m x 1.62m (4'9" x 5'4"): tile flooring and walls, WC, wash hand basin

## FIRST FLOOR

**Landing** 2.17m x 3.70m (7'1" x 12'2"): laminate wood flooring

**Master Bedroom** 3.80m x 4.42m (12'6" x 14'6"): at widest point, laminate wood flooring, in built wardrobes

**Ensuite** 2.21m x 1.89m (7'3" x 6'2"): tile flooring and walls, shower, WC, wash hand basin

**Bedroom 1** 3.71m x 2.53m (12'2" x 8'4"): at widest point, laminate wood flooring

**Bedroom 2** 2.99m x 2.94m (9'10" x 9'8"): laminate wood flooring

**Bathroom** 2.16m x 1.75m (7'1" x 5'9"): tile flooring and walls, bath, WC, wash hand basin







### Special Features & Services

- Well-maintained 3-bedroom home in excellent condition, 1266 sq ft approx..
- South-east facing rear garden with a sunny lawn, ideal for outdoor living and relaxation.
- Convenient location, walking distance to schools, shops, and local amenities, with easy access to main roads.
- Excellent BER rating.

#### Services

- All mains services, oil fired central heating.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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## FIRST FLOOR



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