

KEHOE AUCTIONEERS
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For Sale by Private Treaty



5 Station Place, Borris, Co. Carlow R95 XCX9

Guide Price €163,000

Charming 3-bedroom end of terrace townhouse in the award winningly picturesque village of Borris in south County Carlow. Situated in the centre of the village within walking distance of all amenities and enjoying panoramic views towards the Blackstairs Mountains from an elevated site this private setting will appeal equally to first time buyers and retirees. Viewing highly recommended.

BER NO.: 105195101

BER C2

Licence No: 001818



FEATURES

- Located in renowned town of Borris
- Walking distance to all amenities
- Quiet cul de sac of 5 houses
- End terrace and block walls to boundary
- Private rear garden
- Good condition throughout with lovely sunny aspect
- Block built
- Oil central heating
- Double glazing

Hallway - 4.15m (13'7") x 1.8m (5'11")

Teak front door w/ sidelight
Laminate floor
Standard light fitting
Radiator



Sitting Room - 4.15m (13'7") x 3.35m (11'0")

Bay window to front, Venetian blinds
Laminate floor
Log burning stove with cast iron surround and mantelpiece
Standard light fitting
Radiator



Kitchen/Dining Room - 4.42m (14'6") x 3.56m (11'8")

French doors to rear, curtain rail
Laminate floor
Fitted kitchen units w/ integrated electric oven/hob
2 no. light fittings
Radiator



Dining Area -



Utility Room - 2.81m (9'3") x 1.57m (5'2")

Door to rear
Ceramic floor tiles
Fitted counter top
Standard light fitting
Radiator



Pantry - 1.48m (4'10") x 1.58m (5'2")

Stairs & Landing - 1.26m (4'2") x 2.52m (8'3")

Carpet
Pine banister and rail
Standard light fitting
Radiator

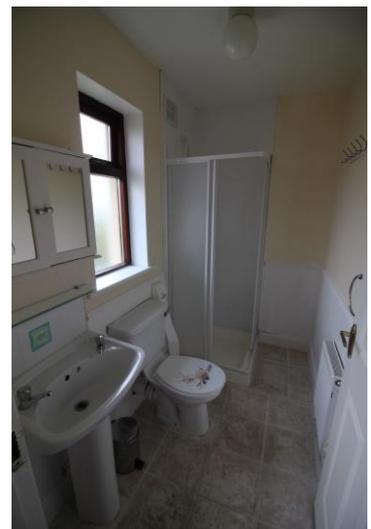
Master Bedroom - 3.42m (11'3") x 2.77m (9'1")

French door to rear (with guard rail), curtain rail
Carpet
Fitted wardrobes
Standard light fitting
Radiator



En-Suite - 1.33m (4'4") x 2.39m (7'10")

Window to rear
Shower (Triton,
Pedestal w.h.b.
Toilet
Standard light fitting
Radiator



Bedroom 2 - 3.81m (12'6") x 2.76m (9'1")

Window to front, curtain rail, blinds
Fitted wardrobes
Carpet
Standard light fitting
Radiator



Bedroom 3 - 2.37m (7'9") x 1.57m (5'2")

Window to front
T&G pine floor boards
Standard light fitting
Radiator



Bathroom - 1.97m (6'6") x 2.39m (7'10")

Window to side
Bath tub w/ shower over
Pedestal w.h.b.
Toilet
Standard light fitting
Radiator



GARDEN

Large garden with lots of bright sunshine and not overlooked



VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Borris co. Carlow

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IMPORTANT NOTICE:

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