

**KEHOE AUCTIONEERS**  
57 Dublin Street, Carlow

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## **For Sale by Private Treaty**



### **51 Crosbie Place, Carlow Town, Carlow, Co Carlow** **Guide Price €200,000**

Kehoe Auctioneers are delighted to bring to the market this charming three-bedroom terraced house located in the heart of Carlow Town. Situated in the small Crosbie Place development, this home offers all the convenience of town-centre living, with shops, restaurants, parks, and entertainment.

**BER NO.: 117826388**

**BER B3**

**Licence No: 001818**





**Entrance Hallway - 0.9m (2'11") x 4.7m (15'5")**

Wooden front door,  
Carpet,  
Radiator,  
Light fitting.

**Sitting room - 3.26m (10'8") x 4.61m (15'1")**

Window to front,  
PVC Venetian blinds,  
Fireplace,  
Carpet,  
Radiator,  
Light fitting.

**Kitchen / Dining room - 5.16m (16'11") x 3.55m (11'8")**

Sliding glass door to garden,  
Fully fitted kitchen,  
Tiled floor,  
Radiator,  
2 no. light fittings.

**Utility room - 1.76m (5'9") x 2.32m (7'7")**

Wooden door to garden,  
Window to back,  
Counter top with sink,  
Tiled floor,  
Light fitting,  
Fitted cupboards.

**Guest WC - 0.7m (2'4") x 1.76m (5'9")**

Tiled floor,  
WC and HWB,  
Light fitting.

**Stairs and Landing - 1.61m (5'3") x 2.91m (9'7")**

Carpet,  
Light fitting.

**Master Bedroom - 3.32m (10'11") x 3.06m (10'0")**

Window to front,  
Built-in wardrobe,  
PVC venetian blinds,  
Carpet, Radiator,  
Light fitting.

**En suite - 1.69m (5'7") x 1.88m (6'2")**

Window to front,  
Lino floor,  
WC and HWB,  
Enclosed shower,  
Light fitting.

**Bedroom 2 - 2.37m (7'9") x 3.39m (11'1")**

Window to back,  
Built-in wardrobe,  
Blinds,  
Carpet,  
Radiator,  
Light fitting.

**Bedroom 3 - 2.71m (8'11") x 2.38m (7'10")**

Window to back,  
Built-in wardrobe,  
Blinds,  
Carpet,  
Radiator,  
Light fitting.

**Bathroom - 2.32m (7'7") x 1.65m (5'5")**

Velux window,  
Bath tub with electric shower,  
WC and HWB,  
Tiled walls,  
Lino floor,  
Radiator.

**FEATURES**

- Located in the heart of Carlow Town
- Easy access to all amenities
- House in good condition
- Energy efficient - BER B3
- Master bedroom with en suite
- Gas fired central heating
- Boiler regularly serviced
- South-West facing back garden
- Designated parking
- Two bathrooms and guest WC

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## VIEWING

Strictly by appointment with Kehoe Auctioneers.

## AREA

Carlow

## Property Description

Kehoe Auctioneers are delighted to bring to the market this charming three-bedroom terraced house located in the heart of Carlow Town. Situated in the small Crosbie Place development, this home offers all the convenience of town-centre living, with shops, restaurants, parks, and entertainment just a short stroll away.

This 90m<sup>2</sup> property, is energy-efficient and in excellent condition, ready for immediate occupation. The ground floor comprises a cosy living room with a feature fireplace, perfect for those winter evenings. The open-plan kitchen and dining area is bright and inviting, ideal for family meals or entertaining guests. A spacious utility room with access to the South-West facing garden is perfect for laundry needs and pet owners alike. On the first floor we can find 3 bedrooms, one with en suite and the main bathroom.

This home is ideal for families and investor alike.

Viewings highly recommend, register your interest for the open viewing.

## Online Brochure



**Contact Details:** Kehoe Auctioneers  
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**FLOOR PLAN**



**IMPORTANT NOTICE:**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor-plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor-plans remain exclusive to Kehoe's.