

**KEHOE AUCTIONEERS**  
57 Dublin Street, Carlow

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## For Sale by Private Treaty



### **Ashleigh, Ballyhide, Carlow R93 A8X5** **Guide Price €280,000**

Superb four bedroom detached bungalow a little over 5 minutes from Carlow Town on a spacious, mature site(circa 0.35acres). For those seeking the perfect balance of countryside living with the convenience of the town, this property deserves to get noticed and viewing comes highly recommended.

BER NO.: 105274948

**BER** > **C3**

Licence No: 001818



**Porch - 1.58m (5'2") x 2.28m (7'6")**

Window and door to front,  
Ceramic floor tiles,  
Domed light fitting



**Entrance Hallway - 2.91m (9'7") x 1.81m (5'11")**

uPVC front door with sidelights,  
Laminate floor,  
Cornice, ceiling rose,  
Standard light fitting,  
Radiator.



**Living Room - 5.72m (18'9") x 4.55m (14'11")**

2 no. windows to front,  
Solid fuel stove,  
Laminate floor,  
Cornice, ceiling rose,  
Light fitting, radiator.

...open to dining room.



**Dining Room - 3.15m (10'4") x 3.31m (10'10")**

French doors to rear,  
Laminate floor,  
Cornice, ceiling rose,  
Standard light fitting,  
Radiator.



**Kitchen - 3m (9'10") x 4.17m (13'8")**

Door and window to rear,  
Ceramic floor tiles,  
Oak fitted kitchen w/ Kenwood electric oven w/ gas hob (5-ring),  
Extractor over, integrated fridge freezer,  
Standard light fitting.



**Master Bedroom - 3.01m (9'11") x 5m (16'5")**

Window to rear,  
Laminate floor,  
Standard light fitting,  
Radiator.



**En Suite - 1.33m (4'4") x 2.3m (7'7")**

Window to rear,  
Fully tiled room,  
Shower, pedestal w.h.b.,  
Toilet, extractor,  
Recessed ceiling lights,  
Radiator.



**Bedroom 2 - 3.81m (12'6") x 2.95m (9'8")**

Window to front,  
Laminate floor,  
Built in wardrobes,  
Standard light fitting,  
Radiator



**Bedroom 3 - 2.7m (8'10") x 3.02m (9'11")**

Window to front,  
Laminate floor,  
Built in wardrobes,  
Standard light fitting,  
Radiator



**Bedroom 4 / Office - 2.77m (9'1") x 3.03m (9'11")**

Window to front,  
Laminate floor,  
Built in wardrobes,  
Standard light fitting,  
Radiator.

**Bathroom - 3m (9'10") x 1.82m (6'0")**

Window to rear,  
Fully tiled room, bath tub,  
Shower, pedestal w.h.b.,  
Toilet, recessed ceiling lights,  
Radiator.

**Garage -**

Detached block built garage at the side of the house.  
Garage door, ESB.

**Garden -**

Painted block wall to the front entrance.  
Wooden gate & tarmac driveway  
Mature extensive private garden with trees

**FEATURES**

- Sought after quiet rural location
- Minutes from Carlow Town centre
- Spacious accommodation including 4 bedrooms
- Oil fired central heating
- Mains water & sewerage
- Mature spacious gardens and boundaries
- 300MB Fiber broadband is available and installed at this property

**DIRECTIONS**

**VIEWING**

Strictly by appointment with Kehoe Auctioneers.

**AREA**

Carlow

**Contact Details:**

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57 Dublin Street, Carlow  
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**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.

