

**KEHOE AUCTIONEERS**  
57 Dublin Street, Carlow

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**For Sale by Private Treaty**



**Springhill, Killeshin, Carlow R93K1W9**  
**Guide Price €250,000**

Detached 3-bed bungalow built c. 2001 on c.1 acre with panoramic views of the countryside. This property benefits from a sweeping driveway and the house is positioned to ensure privacy and uninterrupted views. It is presented in excellent condition and this is very much a must see property.

**BER D2**

Licence No: 001818



BER NO.:

**Entrance Hallway - 3.66m (12'0") x 1.8m (5'11")**

Teak door w/ sidelight,  
Carpet, standard light fitting,  
Radiator



**Sitting Room - 2.93m (9'7") x 5.08m (16'8")**

Large panoramic window to front,  
Curtain, open fireplace with marble surround,  
Carpet, standard light fitting, radiator



**Kitchen / Dining Room -**

Bay window to front, windows to side and rear,  
Curtains/blinds, open fireplace w/ marble mantle and surround,  
Carpet/lino, fitted kitchen w/ integrated elec. oven/hob w/  
extractor over,  
2 no. standard light fittings,  
3 no. radiators.



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**Utility Room - 1.84m (6'0") x 1.82m (6'0")**

Teak door to rear,  
Window, lino,  
Standard light fitting,  
Radiator

**Bedroom 1 - 2.93m (9'7") x 3.63m (11'11")**

Window to front,  
Curtain, fitted wardrobes,  
Carpet, standard light fitting,  
Radiator.



**Bedroom 2 - 3.24m (10'8") x 3.63m (11'11")**

Window to rear,  
Curtain, fitted wardrobes,  
Carpet, standard light fitting,  
Radiator



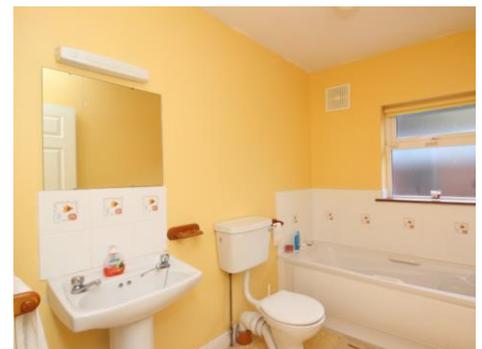
**Bedroom 3 - 2.6m (8'6") x 3.17m (10'5")**

Window to rear,  
Curtain, carpet,  
Standard light fitting,  
Radiator.



**Bathroom - 2.62m (8'7") x 1.78m (5'10")**

Window to rear, bath tub,  
Pedestal w.h.b.,  
Vanity mirror and light over,  
Toilet, lino,  
Standard light fitting,  
Radiator.



**Garden -**

Approach via a sweeping gravel drive from side, garden to front of house on steep incline in lawn, mature hedgerows to front. Garden shed.



## FEATURES

- Spectacular location with panoramic views
- 5 minutes to Carlow town and amenities
- Excellent condition
- Very private property
- Oil fired central heating
- uPVC double glazing
- Fully alarmed
- Fitted wardrobes
- Private well and septic tank
- Water filtration system installed

## DIRECTIONS

From Carlow town proceed west onto Castlecomer Road (R431) via Graiguecullen. Continue on Castlecomer Road to Killeshin village (approx. 3 miles) and take the left turn after The Glenside Inn. Proceed to fork and keep right, keep left at next fork. Proceed uphill towards Rossmore. The property is on the right hand side. There is a sign on the property.

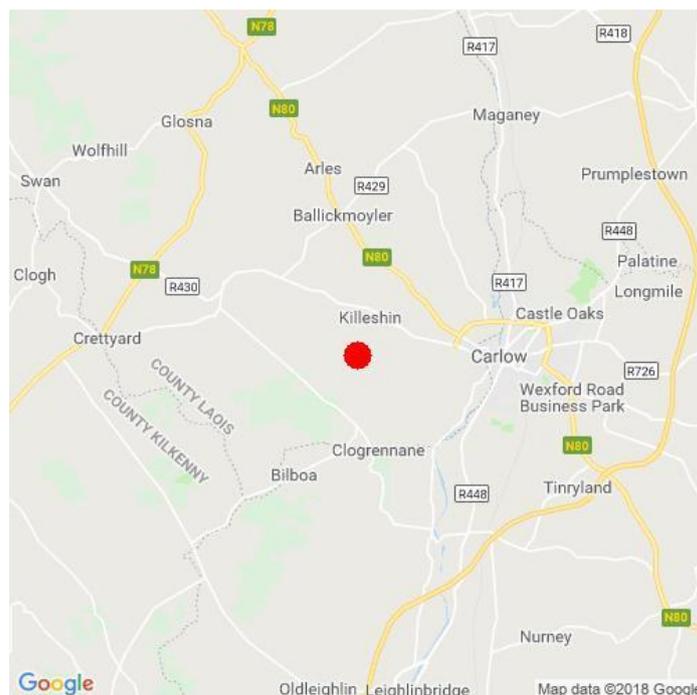
## VIEWING

Strictly by appointment with Kehoe Auctioneers.

## AREA

Killeshin

**Contact Details:** Kehoe Auctioneers



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IMPORTANT NOTICE:

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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.