

KEHOE AUCTIONEERS
57 Dublin Street, Carlow

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For Sale by Private Treaty

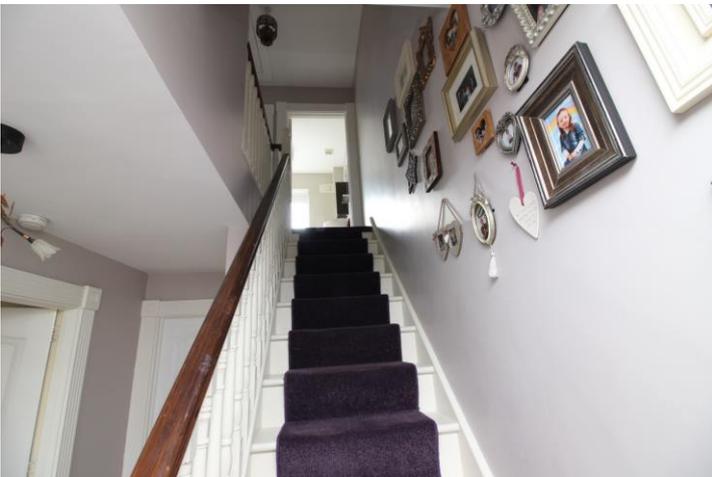


**1 Bruach Na Habhann, Killeen,
Maganey, Carlow R93 E4C9**
Guide Price €174,500

The exceptional 3 bedroom property comes to the market in immaculate condition & boasts many features including granite sills and plinths to add extra charm. The location is close to schools and main commuter routes and this home is ready to occupy now.

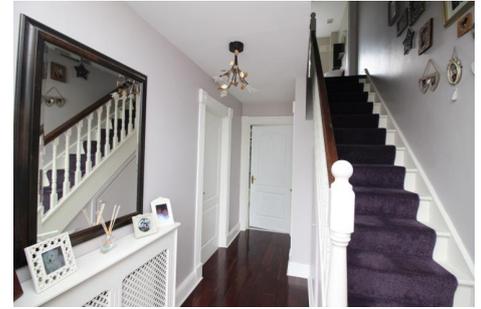
Licence No: 001818

BER NO.: 112299797



Entrance hallway - 4.33m (14'2") x 2.13m (7'0")

PVC front door w/ inset lights
Solid walnut floor, 5-bulb light fitting
Radiator and cover
Understairs storage press



Sitting room - 4.34m (14'3") x 2.77m (9'1")

Window to front, blind
Curtain
Open fireplace w/ polished granite surround and mantelpiece
Solid ash floor
6-bulb light fitting
Radiator.



Kitchen/dining room - 3.13m (10'3") x 5.63m (18'6")

French door and window to rear
Fitted kitchen w/ integrated electric oven, dishwasher included
Additional fitted pull-out cupboard and corner seat
Polished porcelain tiles
2 no. standard light fittings
Radiator.



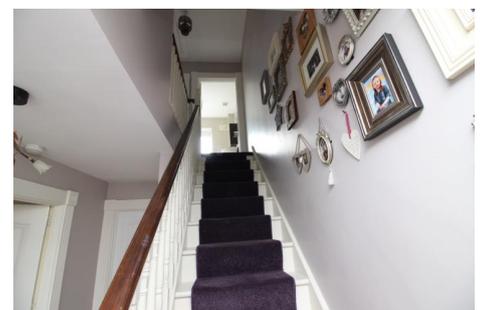
Guest WC - 1.82m (6'0") x 1m (3'3")

Polished porcelain tiles
Cabinet w.h.b.
Toilet
Standard light fitting
Radiator
Extractor fan



Stairs and landing - 2.23m (7'4") x 2.06m (6'9")

Pine rail and banister
Carpet runner
Standard light fitting.



Master bedroom - 2.91m (9'7") x 3.31m (10'10")

Window to rear
Blind
Curtain
Laminate floor
Standard light fitting
Radiator



En suite - 0.88m (2'11") x 2.04m (6'8")

Electric shower
Pedestal w.h.b. w/ vanity mirror and light over
Vanity cabinet
Toilet
Standard light fitting
Radiator
Extractor fan.



Bedroom 2 - 3.52m (11'7") x 2.59m (8'6")

Window to front
Blind, Curtain
Fitted Sliderobes
Laminate floor
Standard light fitting
Radiator



Bedroom 3 - 2.65m (8'8") x 2.9m (9'6")

Window to front, Roller blind, Roman blind
Built in bed
Laminate floor
Standard light fitting
Radiator



Bathroom - 2.42m (7'11") x 2.17m (7'1")

Window to rear, black-out blind,
Polished porcelain floor tiles,
Bath tub w/ shower over,
Pedestal w.h.b. w/ vanity mirror and light over,
Vanity cabinet,
Toilet,
Standard light fitting,
Radiator.



Garden -

Private garden with mature trees and hedging, paving and garden shed



FEATURES

- Pristine condition throughout
- Decorated to a very high standard
- Off street parking & secluded rear garden
- Close to local schools and main commuter routes
- The village is located between Athy & Carlow
- uPVC double glazed throughout
- Built in wardrobes in bedrooms & polished porcelain tiles in kitchen
- Modern kitchen design & integrated appliances

DIRECTIONS

From the offices of Kehoe Auctioneers proceed north towards Athy Road. Take Athy Road to Athy Road roundabout and proceed Direction Athy. Continue for 6 miles to ``The Three Counties``. Take the left turn and proceed over the Barrow. Enter village (Farrells Pub on left and church on the right). Enter Bruach na hAbhann estate opposite church.

VIEWING

Strictly by appointment with Kehoe Auctioneers.

Contact Details: Kehoe Auctioneers
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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.

