



**5 Moyacomb Meadow,  
Clonegal, Enniscorthy,  
Co. Carlow, Y21 P3V9**

Asking Price: €245,000



**BER C2**

DOUGLAS NEWMAN GOOD  
**DNG**

**O'CONNOR & O'CONNOR**

## DESCRIPTION

This beautifully presented 3-bedroom mid-terrace home is in turnkey condition, ready for immediate occupancy.

Moyacomb Meadow is located in the picturesque village of Clonegal, ideally positioned on the Carlow/Wexford/Wicklow border, offering both countryside charm and excellent access to nearby towns.

The property comprises three bedrooms, a spacious living room, a kitchen/dining area, a family bathroom, and a guest WC, making it an ideal home for families, first-time buyers, or investors alike.



## ACCOMMODATION

**Entrance Hall** 5.13m x 1.81m (16'10" x 5'11").

Bright and spacious entrance hall featuring a tiled floor and neutral décor, creating a welcoming first impression.



**Living Room:** 4.37m x 3.84m (14'4" x 12'7").

A bright and inviting space with a large front-facing window allowing for plenty of natural light. Features a solid timber floor that flows seamlessly into the dining area. The room is centred around a striking marble fireplace with a black hearth surround and an open solid fuel fire — perfect for cosy evenings.



**Kitchen/Dining Room** 3.69m x 5.75m (12'1" x 18'10").

Fitted with classic shaker-style kitchen cabinets, complemented by laminate worktops and a white tiled backsplash. The kitchen area features a tiled floor for easy maintenance, while the dining area boasts a solid timber floor for a warm, cohesive feel. Double doors and a rear-facing window fill the space with natural light and provide direct access to the garden.

**WC** 1.57m x 1.43m (5'2" x 4'8").

Tiled flooring with fitted WC and wash hand basin (WHB) — a practical addition located off the entrance hall.

**Landing** 3.13m x 2.60m (10'3" x 8'6").

Carpeted floor, offering a warm and comfortable transition space between rooms.





**Bathroom** 1.81m x 2.60m (5'11" x 8'6").

A fully tiled bathroom fitted with WC, wash hand basin (WHB), and a bathtub with power shower overhead — combining practicality with comfort.

**Bedroom 1** 3.95m x 3.05m (13' x 10').

A bright and spacious double bedroom, neutrally decorated with a cream carpet and a rear-facing window that provides plenty of natural light.

**Bedroom 2** 4.13m x 3.21m (13'7" x 10'6").

Featuring a cream carpet and built-in wardrobes, this comfortable bedroom enjoys plenty of natural light from a front-facing window.



**Bedroom 3** 3.02m x 2.44m (9'11" x 8').

A neutrally decorated bedroom with a cream carpet and a front-facing window that fills the room with natural light.



**BER DETAILS**

BER: C2

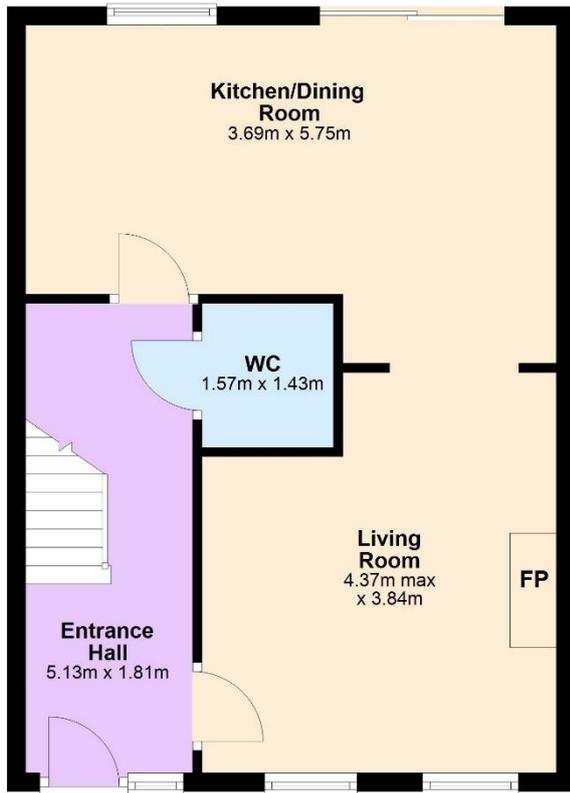
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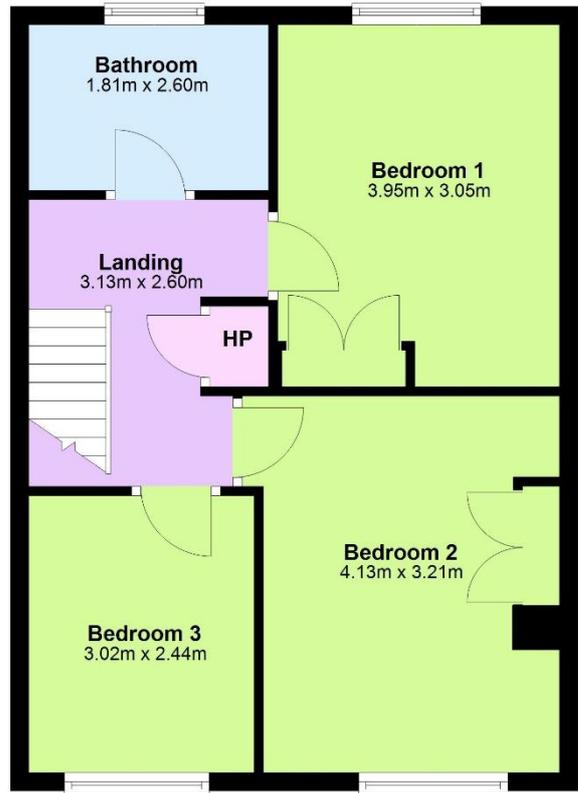
**ASKING PRICE**

Asking Price: €245,000

## Ground Floor



## First Floor



Total area: approx. 93.9 sq. metres

### FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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