



8B Moyacomb, Clonéal, Co. Carlow

Y21XA06

Asking Price: €235,000



3



2



Sq m
94.8

BER B3

DOUGLAS NEWMAN GOOD
DNG

O'CONNOR & O'CONNOR

DESCRIPTION

This charming 3-bedroom terraced home sits in the heart of picturesque Clonegal, blending character with modern convenience.

Clonegal is a celebrated village, having won multiple Tidy Town awards—a testament to the community's pride and dedication. Residents enjoy a Michelin-starred dining experience at "Sha Roe Bistro" nearby, as well as family-owned pubs just steps from the front door. The village offers access to scenic walking trails and historic sites, including Huntington Castle and the Wicklow Way, right at your doorstep. Both Bunclody and Tullow championship golf courses are a short 10-minute drive away, and with easy access to the N80 and M9 Motorway, Dublin's CityWest is just an hour's drive.

Spanning 95 square meters, the home's interior is designed with comfort and style in mind. Soft, neutral tones throughout enhance a warm, welcoming atmosphere, and the bright, open layout gives it a contemporary feel. The living spaces are crafted for both relaxation and practicality, offering generous room for dining and leisure.

Outdoors, a well-maintained paved garden awaits, planted with greenery that provides a serene, low-maintenance retreat. A timber garden shed adds convenient storage space for tools or outdoor furniture.

Built around 2006, this home is a lovely blend of cozy village charm and accessible modern living, perfect for those seeking a peaceful yet well-connected setting. It includes an entrance hallway, guest WC, kitchen-dining room, living room, three bedrooms, a family bathroom, and an ensuite, all presented in turnkey condition.

LOCATION

5km to Bunclody town

15km to Tullow

28km to Carlow

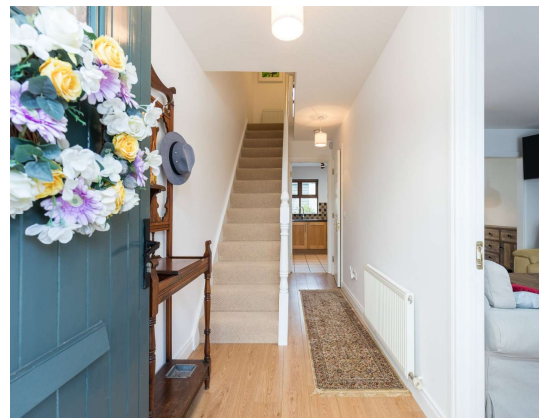
12km to Carnew

28km to Gorey

ACCOMMODATION

Entrance Hallway 5.35m x 1.830 (17'7" x 1.830). Laminate flooring. Storage space under stairs. WC off

Sitting Room 4.38m x 3.83m (14'4" x 12'7"). Laminate flooring, fireplace with timber surround, marble base and inset.





Kitchen-Dining Room 3.69m x 5.44m (12'1" x 17'10"). Tiled floor. Fully fitted kitchen, integrated fridge freezer. Electric cooker and gas hob. Integrated dishwasher. Patio doors to garden.

Guest WC 1.54m x 1.51m (5'1" x 4'11"). Timber flooring. WC, whb, light and mirror.

Landing 3.118m x 1.970m (10'3" x 6'6"). Carpet flooring. Hotpress off. Attic Access.

Bathroom 2.60m x 1.80m (8'6" x 5'11"). Fully tiled floor and walls, mirror with lights, whb, wc, bath with shower taps.

Bedroom 1 3.02m x 2.56m (9'11" x 8'5"). Carpet flooring

Bedroom 2 4.14m x 3.60m (13'7" x 11'10"). Carpet flooring. Built in Wardrobe. Ensuite.

Ensuite Bathroom 0.790m x 2.209m (2'7" x 7'3"). Triton T90 Electric shower, wc, whb, tiled floor and walls.

Bedroom 3 3.02m x 3.68m (9'11" x 12'1"). Carpet flooring.



SERVICES

- Mains Water & Sewerage
- OFCH
- High Speed Fibre Broadband



BER DETAILS

BER: B3

BER No: 104934518

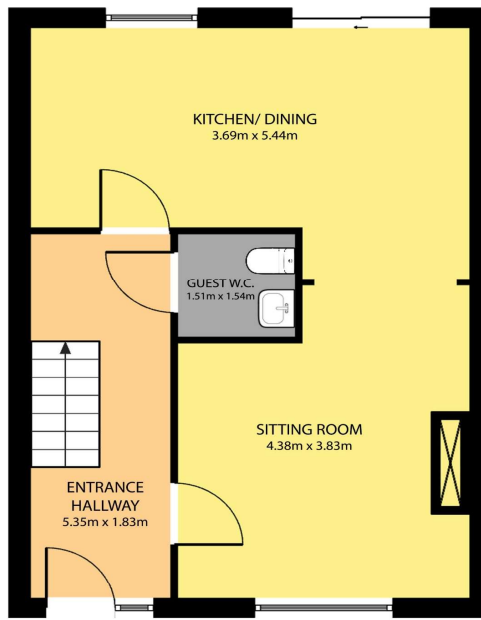
Energy Performance Indicator: 147.87 kWh/m2/yr

Sneak Peek:-

<https://www.youtube.com/watch?v=saODTHk9iOI>



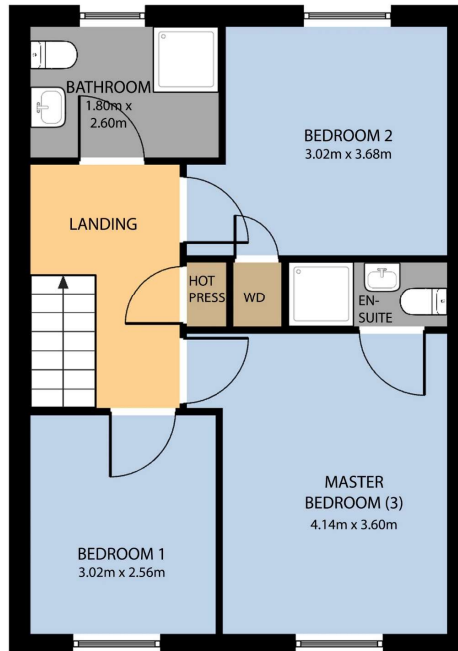
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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FURTHER INFORMATION/VIEWING

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

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