

KEHOE AUCTIONEERS
57 Dublin Street, Carlow

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For Sale by Private Treaty



8 Southern Gardens, Kilkenny Road, Carlow R93 XK25 **Guide Price €250,000**

Ideal student rental investment property extending to 6 bedrooms, 4 no. en suite with main bathroom and guest W.C. Located in the immediate vicinity of IT Carlow, this ready to go investment property commands an excellent yield achieving the highest rental values in the town.

BER NO.: 101842029

BER D1

Licence No: 001818



Hallway - 4.05m (13'3") x 1.09m (3'7")

uPVC front door
Tiled floor
Standard light fitting
Radiator



Kitchen / Dining Room - 3.79m (12'5") x 6.36m (20'10")

Window and patio door to rear
Fitted oak kitchen
Oven/hob and dishwasher
Tiled floor
2 no. light fittings
2 no. radiators



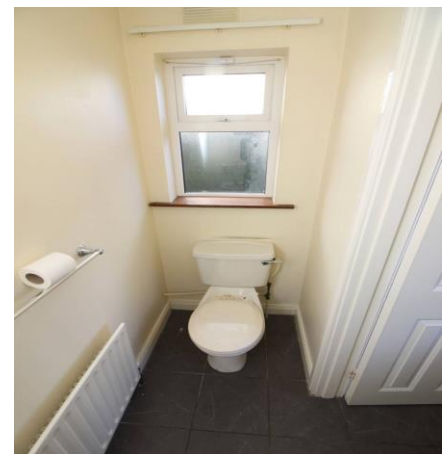
Utility Room - 1.45m (4'9") x 2.96m (9'9")

Window to rear, door to side
Tiled floor
Fitted counter top and sink
Light fitting



Guest W.C. - 0.9m (2'11") x 2.12m (6'11")

Window to side
Pedestal w.h.b., toilet
Tiled floor
Light fitting
Radiator



Bedroom 1 - 5.22m (17'2") x 4.16m (13'8")

Bay window to front, window to side
Laminate floor
Light fitting
Radiator



En Suite -

Window to side
Pedestal w.h.b., toilet
Shower
Light fittings
Tiled floor



Bedroom 2 - 4.99m (16'4") x 2.97m (9'9")

Window to front
Laminate floor
Light fitting
Radiator



En Suite -

Pedestal w.h.b., toilet
Shower
Tiled floor
Light fitting
Radiator
Extractor fan



Stairs & landing - 3.18m (10'5") x 1.01m (3'4")

Teak rail and banister
Carpet

Bedroom 3 - 4.2m (13'9") x 3.33m (10'11")

Bay window to front
Laminate floor
Fitted wardrobes
Standard light fitting
Radiator



En Suite -

Pedestal w.h.b., toilet
Shower
Lino floor
Light fittings
Radiator
Extractor fan



Bedroom 4 - 3.22m (10'7") x 3.32m (10'11")

Window to rear
Laminate floor
Fitted wardrobes
Standard light fitting
Radiator



En Suite -

Pedestal w.h.b., toilet
Shower
Lino floor
Light fittings
Radiator
Extractor fan



Bedroom 5 - 2.07m (6'9") x 2.95m (9'8")

Window to front
Laminate floor
Built in wardrobe
Light fitting
Radiator



Bedroom 6 - 2.08m (6'10") x 2.95m (9'8")

Window to rear
Laminate floor
Built in wardrobe
Light fitting
Radiator



Bathroom - 2.08m (6'10") x 1.85m (6'1")

Window to side
Pedestal w.h.b., toilet
Shower
Lino floor
Light fittings
Radiator



Garden -

Extensive parking to front for 3/4 cars
Side entrance to rear garden
Block boundary & mature trees for privacy



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FEATURES

- Walking distance of Carlow IT
- 6 bedroom - 4 en suite
- Gas fired central heating
- uPVC double glazed throughout
- Alarm
- Off street parking for 3/4 cars
- Very good condition throughout

DIRECTIONS

From Carlow town centre, follow the N9 southbound for Kilkenny. On passing Carlow IT on the left, take the next left turn at the mini-roundabout. Pass the entrance to the IT car park on left and take the next right turn into Southern Gardens. Continue straight to T junction, turn right. No. 8 is the corner on r.h.s.

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.

