

KEHOE AUCTIONEERS
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For Sale by Private Treaty



35 Browneshill Wood, Browneshill Road, Carlow Town, Carlow **Guide Price €350,000**

This lovely 4-bed semi-detached home, located in the highly sought-after residential estate of Browneshill Wood, offers a fantastic opportunity for a growing family or a savvy investor seeking a quality rental property. Situated in the east of Carlow town within close proximity to all amenities.

BER NO.: 100287085

BER B3

Licence No: 001818







Entrance Hallway - 1.83m (6'0") x 5.79m (19'0")

Timber front door,
2 no. Light fitting,
Tiled floor,
Radiator.

Sitting Room - 3.78m (12'5") x 5.73m (18'10")

Bay window to front,
Gas fire place,
Laminate floor,
Light fitting,
Curtains,
Radiator.

Kitchen / Dining area -

Double glass doors to garden,
Timber door to side,
Tiled floors,
Fitted kitchen,
2 no. Radiator,
Curtains,
2 no. light fitting,
4 no recessed lights.

Utility room - 1.37m (4'6") x 1.13m (3'8")

Window to side,
Tiled floor,
Light fitting

WC - 1.4m (4'7") x 1.53m (5'0")

Window to side,
WC, HWB,
Radiator,
Tiled floor,
Light fitting.

Stairs and Landing - 0.94m (3'1") x 3.87m (12'8")

Window to side,
Laminate floor,
Light fitting, Blinds.

Master Bedroom - 3.4m (11'2") x 4.81m (15'9")

Bay window to front,
Curtains,
Light fitting,
Laminate floor.

Ensuite - 1.55m (5'1") x 1.83m (6'0")

Sky light,
WC, HWB,
Enclosed shower,
Tiled floor,
Light fitting.

Bedroom 2 - 2.97m (9'9") x 3.85m (12'8")

Window to back,
Curtains,
Radiator,
Laminate floor,
Light fitting.

Bedroom 3 - 2.67m (8'9") x 2.69m (8'10")

Window to back,
Curtains,
Radiator,
Laminate floor,
Light fitting.

Bedroom 4 - 2.21m (7'3") x 2.74m (9'0")

Window to front,
Blinds,
Radiator,
Laminate floor,
Light fitting.

Bathroom - 2m (6'7") x 1.72m (5'8")

Sky light,
Fully tiled,
Tub, WC, HWB,
Light fitting.

FEATURES

- Situated in the sought-after Browneshill Wood
- Close proximity to all essential amenities
- Gas Fired Central Heating
- Master bedroom with Ensuite
- Open plan kitchen / dining area
- Gas fired fireplace

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Carlow

Property Description

This lovely 4-bedroom semi-detached home, located in the highly sought-after residential estate of Browneshill Wood, offers a fantastic opportunity for a growing family or a savvy investor seeking a quality rental property.

Situated in the east of Carlow town, Browneshill Wood benefits from close proximity to all essential amenities. LIDL is just around the corner for your daily shopping needs, while Askea Parish and Askea School are only a stone`s throw away, making this an ideal location for families. The property also enjoys easy access to the popular O`Brien Road and the N80, ensuring excellent connectivity. Inside, the home is designed with space and comfort in mind. The welcoming sitting room features a gas fireplace and a large bay window that fills the space with natural light. A generously sized dining room provides the perfect setting for family meals and gatherings. The well-presented kitchen is equipped with a gas hob and an integrated double oven, ideal for both everyday cooking and entertaining.

Upstairs, you will find four well-proportioned bedrooms, all with built-in wardrobes. The master bedroom includes a private ensuite for added convenience. Each room is thoughtfully laid out, offering ample storage and comfort.

Outside, the rear garden is in excellent condition, providing a private and relaxing outdoor space for children to play, summer barbecues, or quiet evenings.

This turn-key property has been well maintained, previously rented, and kept in immaculate condition. It truly offers the perfect blend of space, comfort, and location.

This property will appeal to both families and investors; a must-see in today`s market.

Online Brochure



Contact Details:

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FLOOR PLAN



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.