

KEHOE AUCTIONEERS
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For Sale by Private Treaty



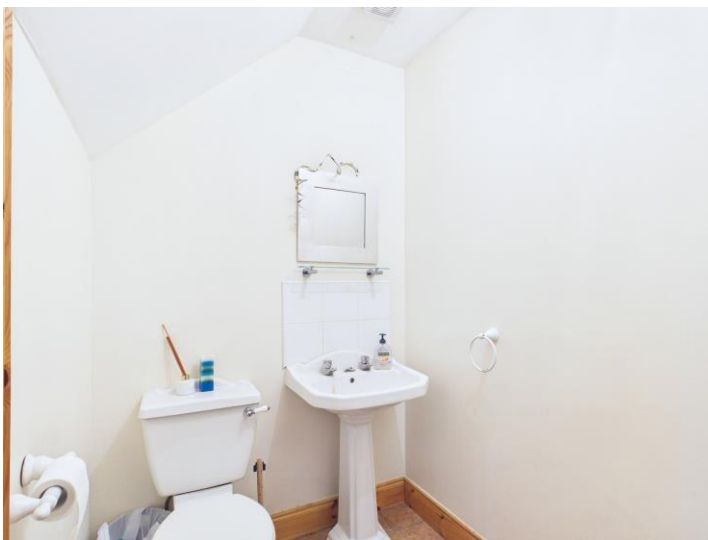
20 Heatherhill Mews, Graiguecullen, Carlow **Guide Price €300,000**

Welcome to 20 Heatherhill Mews an attractive three-bedroom terrace home ideally positioned within the Heatherhill development on the edge of Carlow town. Heatherhill is a mature and sought-after residential estate, popular for its convenient location and established community setting.

BER NO.: 119151769

BER C1

Licence No: 001818





Entrance hallway. - 3.85m (12'8") x 1.95m (6'5")

Window to front,
Curtains,
Laminate floor,
Cornicing and ceiling rose
Light fitting, radiator.

Sitting Room - 3.86m (12'8") x 4.16m (13'8")

Large window to front,
Curtain, laminate floor,
Fireplace with fitted gas fire,
Stone mantle, polished granite hearth,
Cornicing, ceiling rose,
Light fitting, radiator.

Kitchen / Dining Room - 3.3m (10'10") x 7.22m (23'8")

Glass doors and window to rear,
Laminate floor,
Fitted kitchen with integrated fridge-freezer
Cornicing, 2 no. light fittings
Ceiling roses, radiator.

W.C. - 1.44m (4'9") x 1.61m (5'3")

Window to side
Ceramic floor tiles
Pedestal w.h.b., toilet,
Standard light fitting
Extractor fan

Stairs & Landing - 0.98m (3'3") x 4.77m (15'8")

Carpet,
Cornicing,
2 no. light fittings,
Ceiling roses

Bedroom 1 - 3.37m (11'1") x 3.44m (11'3")

Window to front,
Blind and curtain,
Carpet, Built in wardrobes,
Light fitting, radiator

Bedroom 2 - 3.12m (10'3") x 3.52m (11'7")

Window to rear,
Blind and curtain,
Carpet, built in wardrobe,
Light fitting, radiator.

Bedroom 3 - 3.37m (11'1") x 2.52m (8'3")

Window to front,
Curtains,
Carpet, built in wardrobe,
Light fitting, radiator

Bathroom - 2.67m (8'9") x 2.55m (8'4")

Window to rear,
Fully tiled room,
Bath tub, shower cubicle,
Pedestal w.h.b., toilet,
Light fitting,
Radiator, extractor fan.

FEATURES

- Located in the ever popular Heather Hills estate
- Just off relief road allowing access to all routes
- Close to schools & shopping
- uPVC double glazed throughout
- Gas Fired Central Heating
- Terraced house with side access

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Graiguecullen

Property Description

Welcome to 20 Heatherhill Mews an attractive three-bedroom terrace home ideally positioned within the Heatherhill development on the edge of Carlow town.

Heatherhill is a mature and sought-after residential estate, popular for its convenient location and established community setting. The development is within easy reach of Carlow town centre and close to a host of local amenities including schools, supermarkets, shops and recreational facilities. The M9 motorway is easily accessible, offering straightforward commuting to Dublin, Kilkenny and Waterford.

This home is presented in good condition throughout, offers bright and well-proportioned accommodation suitable for first-time buyers, investors or those looking to downsize. The layout briefly comprises an entrance hallway, comfortable sitting room, kitchen/dining area, three bedrooms and a family bathroom.

A key feature of the property is the valuable side access along with a generous side garden, providing excellent outdoor space.

No. 20 represents a wonderful opportunity to secure a well-located home in a consistently popular residential area.

Online Brochure



Contact Details: Kehoe Auctioneers
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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.