

KEHOE AUCTIONEERS
57 Dublin Street, Carlow

T: (059) 91 31678
E: info@kehoe.ie
W: www.kehoe.ie



For Sale by Private Treaty



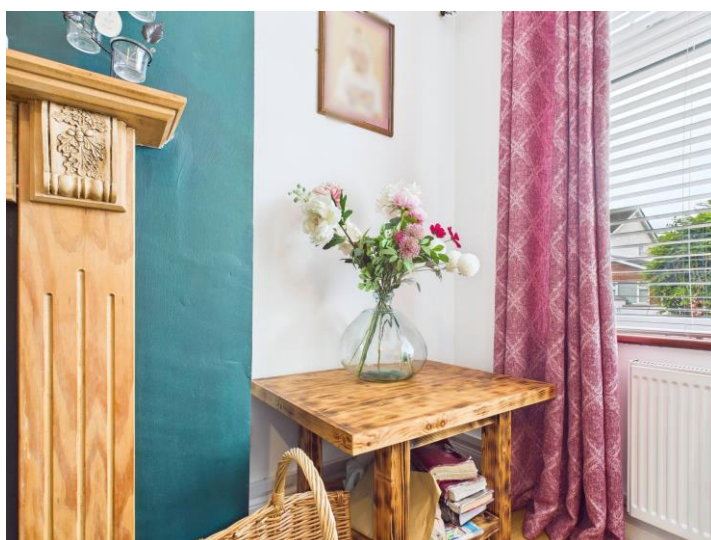
12 Brooklawns, Pollerton, Carlow Town, Carlow **Guide Price €340,000**

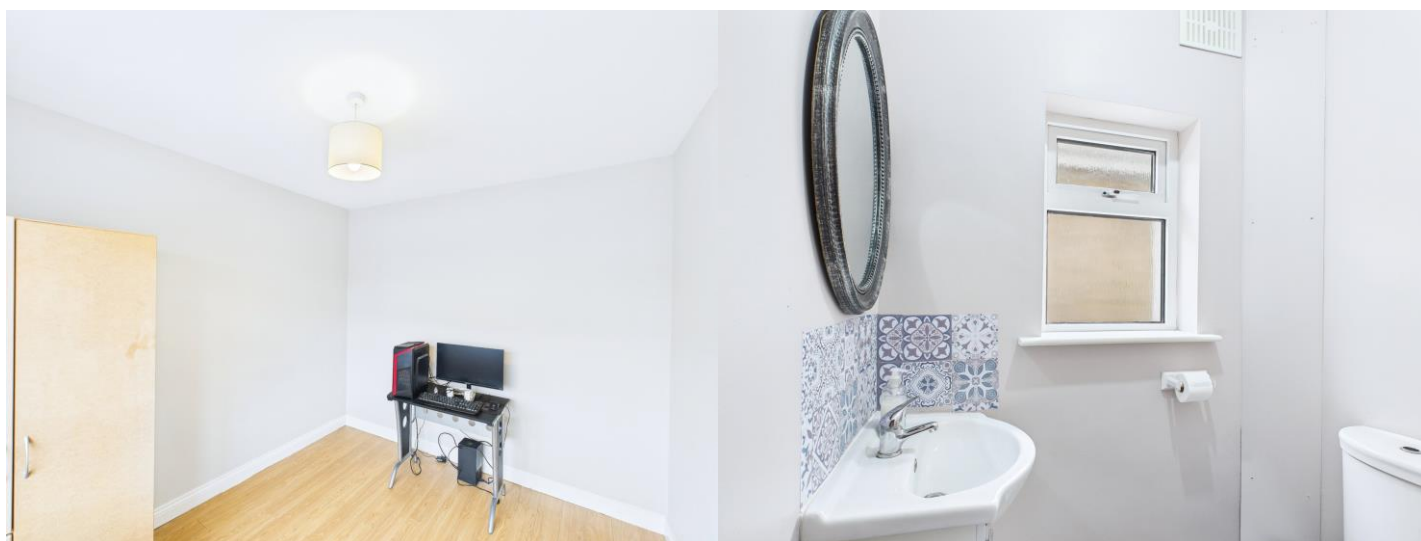
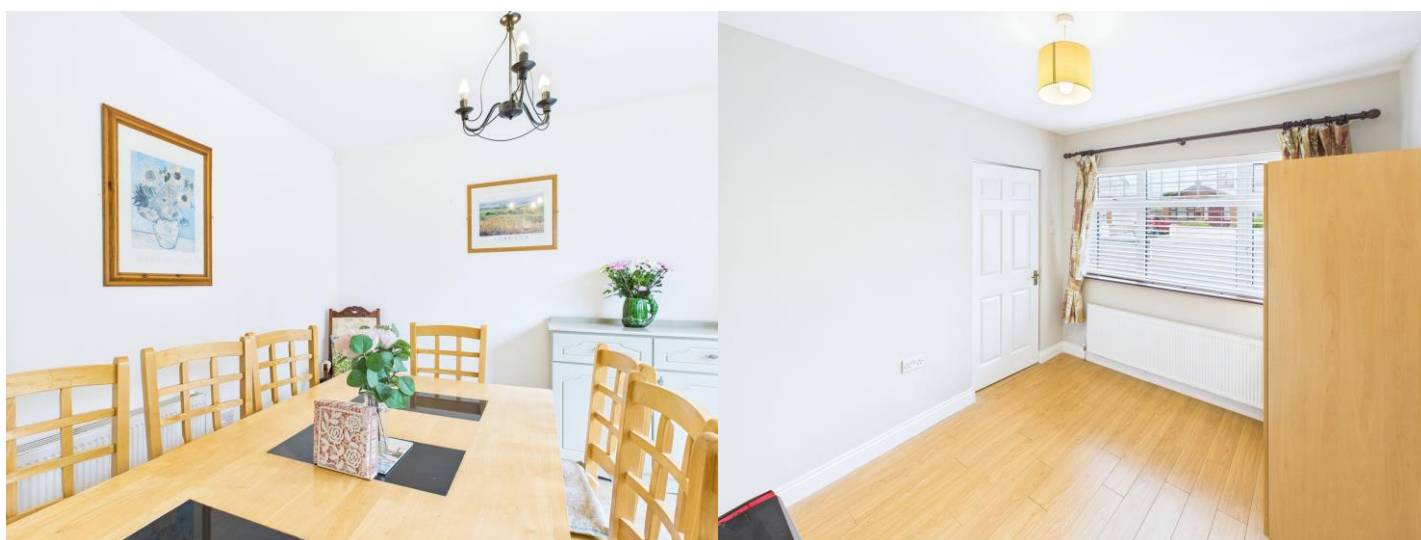
This impressive five-bedroom home in the highly sought-after Brooklawns development, Pollerton, Co. Carlow, comes to the market in true turn-key condition. Generously proportioned throughout, the property offers superb versatility for modern family living.

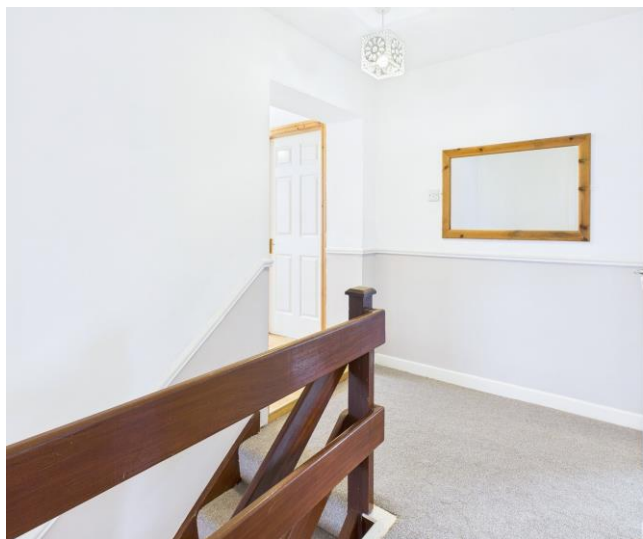
BER NO.: 118602507

BER C2

Licence No: 001818







Entrance Hallway - 4.95m (16'3") x 1.79m (5'10")

uPVC front door,
Laminate floor,
Curtains,
Dado rail,
Radiator,
Light fitting

Sitting room - 4.04m (13'3") x 3.86m (12'8")

Window to front,
blinds,
curtains,
laminate floor,
radiator,
3-bulb light fitting,
open fireplace with oak mantle

Kitchen / Dining room - 3.18m (10'5") x 8.81m (28'11")

Window to garden,
glass double doors to garden,
tiled floor,
fully fitted kitchen,
radiator,
3-bulb light fitting,
tube light fitting.

WC and Utility room - 1.55m (5'1") x 2.7m (8'10")

WC,
WHB,
window to side,
tiled floor,
plumbed for washing machine,
radiator,
Light fitting.

Bedroom 5 - 3.3m (10'10") x 2.69m (8'10")

Window to front,
blinds,
curtains,
radiator,
laminate floor,
light fitting

Stairs and Landing - 2.85m (9'4") x 4.7m (15'5")

Carpet and laminate floor,
dado rail,
2 light fittings,
window to side,
radiator.

Master Bedroom - 2.95m (9'8") x 3.59m (11'9")

Window to rear,
curtains,
laminate floor,
radiator,
light fitting,
ensuite

Ensuite - 1.8m (5'11") x 2.12m (6'11")

Window to rear,
large enclosed electric shower,
WC, WHB,
tiled floor,
radiator,
light fitting

Bedroom 2 - 3.7m (12'2") x 3.12m (10'3")

Window to front,
blinds,
curtain rail,
radiator,
laminate floor,
fitted wardrobes,
light fitting.

Bedroom 3 - 3.92m (12'10") x 2.67m (8'9")

Window to front,
blinds,
radiator,
laminate floor,
light fitting.

Bedroom 4 - 2.51m (8'3") x 2.6m (8'6")

Window to front,
blinds,
curtain rail,
radiator,
carpet,
fitted wardrobes,
light fitting.

Bathroom - 1.95m (6'5") x 2.67m (8'9")

Window to rear, tiled floor,
bathtub, enclosed electric shower,
WC, WHB,
blinds,
light fitting,
radiator.

FEATURES

- Sought-after Brooklawns development
- Close to town and schools
- Five spacious bedrooms
- Bright, stylish sitting room
- Lovely kitchen with breakfast bar
- Master bedroom with ensuite
- Oil Fired Central Heating
- Turn-key, move-in ready
- Ideal for growing families
- Excellent investment opportunity

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Pollerton

Property Description

This impressive five-bedroom home in the highly sought-after Brooklawns development, Pollerton, Co. Carlow, comes to the market in true turn-key condition. Generously proportioned throughout, the property offers superb versatility for modern family living.

Brooklawns is a quiet, well-established residential estate that`s consistently praised for its family-friendly atmosphere and convenient proximity to Carlow town. Overall, Brooklawns benefits from a sense of community, peaceful surroundings, and excellent access to amenities, making it desirable for families and commuters alike.

At the heart of this house is a stunning sitting room, elegantly presented and filled with natural light, creating the perfect space for relaxation or entertaining. The kitchen/dining area has been cleverly designed, with a stylish breakfast bar that subtly separates the cooking space from the dining area.

Accommodation is exceptionally well balanced, with a downstairs room that can be used as the 5th bedrooms, office or 2nd sitting room. Upstairs, there are four further bedrooms, including a generous master with ensuite and a large bathroom with bathtub and enclosed shower.

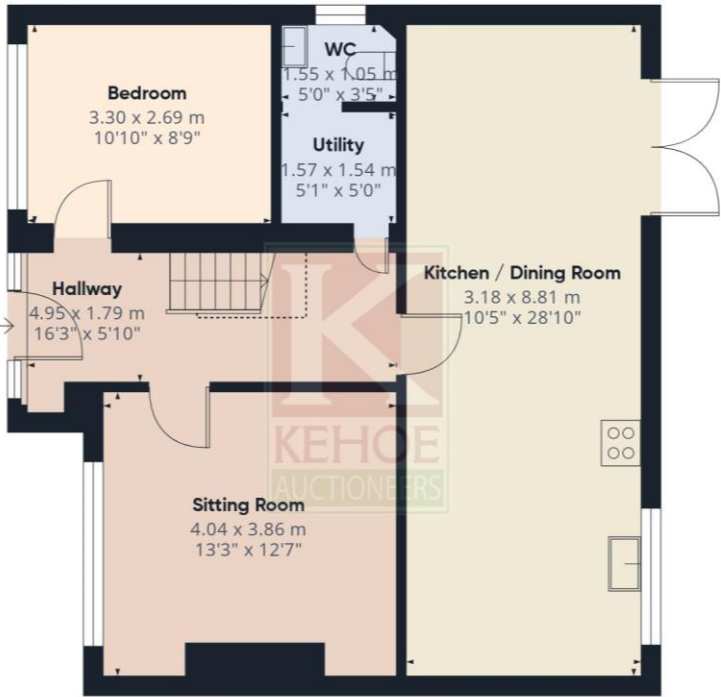
This lovely house is finished to a high standard throughout, this home combines clever design, space, and style, making it an outstanding opportunity for families and investors seeking a ready-to-move-in property in one of Carlow`s most desirable locations.

Online Brochure**Contact Details:**

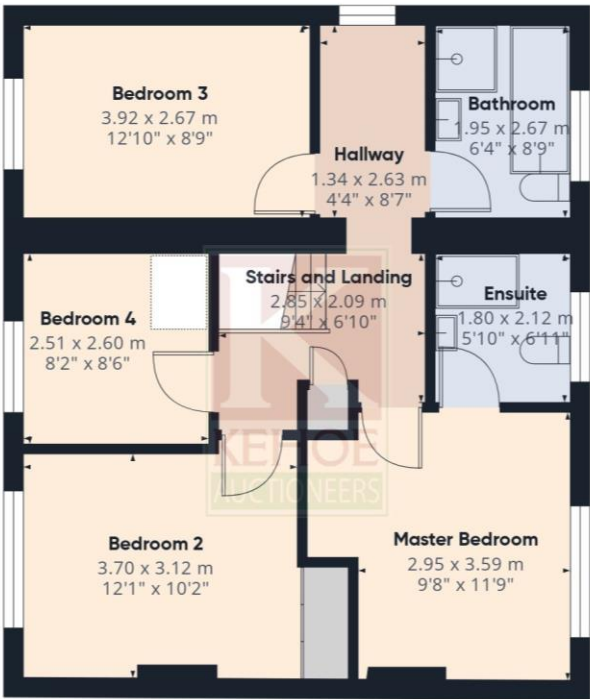
Kehoe Auctioneers
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FLOOR PLAN



Floor 0



Floor 1

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.