

KEHOE AUCTIONEERS
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For Sale by Private Treaty



Oak Park, Carlow, Co. Carlow **Guide Price €575,000**

A superb opportunity to acquire a spacious detached family home in the highly sought-after Oak Park area of Carlow. This exclusive setting comprises just a small number of one-off houses, offering peaceful countryside living with uninterrupted views of green fields, all while just 2 min. from Town.

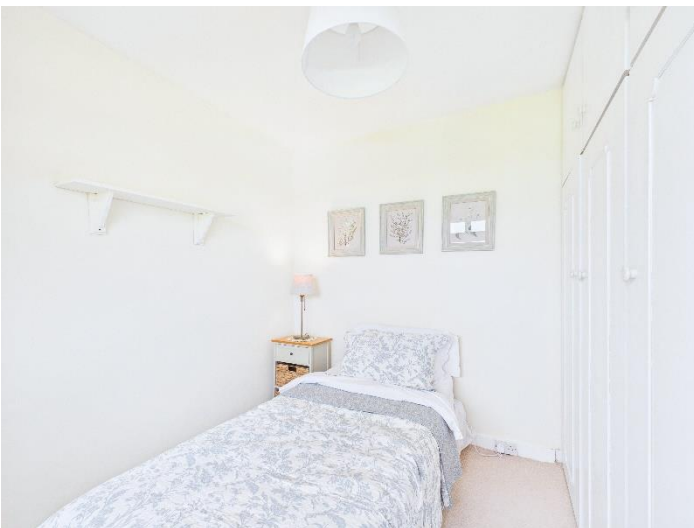
BER NO.: 119249019

BER E1

Licence No: 001818







Entrance Hallway - 4.66m (15'3") x 3.87m (12'8")

Window to front,
Timber floor,
Radiator,
2 no. Light fitting.

Sitting room - 3.65m (12'0") x 5.21m (17'1")

Window to front,
Blinds and curtains,
Carpet,
3 no. bulb light fitting,
Radiator,
Fireplace.

Kitchen - 4.66m (15'3") x 3.22m (10'7")

Window to back/sun room,
Fitted kitchen,
Radiator,
Lino floor,
Light fitting.

Utility room - 3.56m (11'8") x 3.55m (11'8")

Window to back,
Blinds,
Lino floor,
Light fitting,
Radiator.

Dining Room - 3.94m (12'11") x 7.24m (23'9")

Dual aspect window,
Blinds and curtains,
Carpet, 2 no. Radiator,
Fireplace,
Light fittings,
Coving and ceiling rose,

WC - 1.92m (6'4") x 1.88m (6'2")

Window to front,
Radiator,
Timber floor,
Sink with pedestal and WC.

Sun room - 7.42m (24'4") x 2.6m (8'6")

West facing windows,
Laminate floor,
Light fitting.

Bedroom 1 - 4.05m (13'3") x 4.99m (16'4")

Window to garden,
Carpet,
Light fitting,
Radiator,

Ensuite - 1.11m (3'8") x 2.07m (6'9")

HWB, WC,
Enclosed electric shower,
Tiled floor,
Light fitting.

Stairs and Landing - 6.11m (20'1") x 2.85m (9'4")

2 no. Windows to front,
Carpet,
Light fitting.

Bedroom 2 - 3.31m (10'10") x 4.55m (14'11")

Window to front,
Blinds and Curtains,
Radiator,
Carpet,
Light fitting.

Bedroom 3 - 3.04m (10'0") x 3.26m (10'8")

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

Bedroom 4 - 3.94m (12'11") x 2.25m (7'5")

Window to back
Curtains,
Radiator,
Carpet,
Light fitting.

Bedroom 5 - 2.78m (9'1") x 2.84m (9'4")

Window to front,
Fitted wardrobes,
Blinds and Curtains,
Radiator,
Carpet,
Light fitting.

Bathroom - 1.84m (6'0") x 3.25m (10'8")

Window to back,
Radiator,
WC, HWB, Bath,
Lino floor,
Light fitting

FEATURES

- Prime Oak Park location
- Proximity to town, schools & amenities
- Spacious detached family home extending to approx. 195m²
- Formal dining area perfect for entertaining
- Well maintained landscaped gardens
- Cobblelock driveway with carport providing ample parking
- Gas-fired central heating

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Carlow

Property Description

A superb opportunity to acquire a spacious detached family home in the highly sought-after Oak Park area of Carlow. This exclusive setting comprises just a small number of one-off houses, offering peaceful countryside living with uninterrupted views of green fields, all while being only 2 minutes from Carlow Town.

Interest in this property is already strong, reflecting the desirability of both the home and its prime location. Oak Park is renowned for its tranquil atmosphere and excellent amenities, with a wide range of sports facilities nearby including football, tennis, hurling, and more. The beautiful Oak Park Forest Park is also within easy reach, providing scenic walks and a perfect setting to enjoy nature and relaxation.

The property itself is a substantial detached residence that has served as a wonderful family home for many years and is now ready for its next chapter. Extending to approximately 195 sq.m., the accommodation is both generous and well laid out.

It comprises five bedrooms, including a master bedroom with ensuite, a bright and welcoming sitting room, a formal dining area, and a main kitchen complemented by a separate back kitchen, ideal for heavier cooking. A standout feature of the home is the west-facing sunroom, perfectly positioned to enjoy evening sunlight and unwind in comfort.

The house sits on an impressive site of approximately 1,200 sq.m. of well-maintained and manicured gardens. Additional features include a cobblelock driveway, carport, and gas-fired central heating. This is a rare opportunity to secure a quality home in one of Carlow`s most desirable residential locations.

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.