

KEHOE AUCTIONEERS
57 Dublin Street, Carlow

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For Sale by Private Treaty



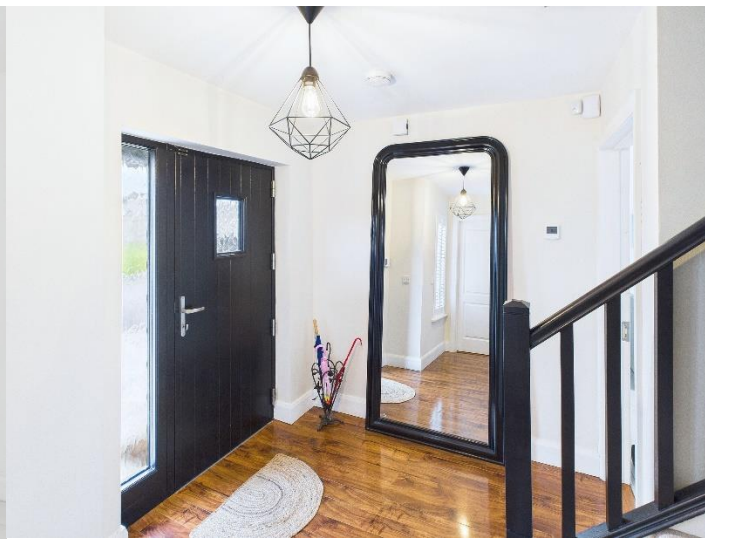
110 Cluain Bui, Quinagh, Carlow Town, Co. Carlow
Guide Price €360,000

Nestled within the highly sought-after Cluain Bui development in Carlow, this beautifully presented and energy-efficient 3-bedroom semi-detached home comes to the market in true turnkey condition. The location is exceptional, just minutes from Carlow Town Centre and excellent connectivity.

BER NO.: 112289475



Licence No: 001818







Entrance Hallway - 3.33m (10'11") x 2.12m (6'11")

Window to front
Louvre shutters
Laminate floor
Light fitting

Sitting room - 3.48m (11'5") x 4.56m (15'0")

Dual aspect window
Louvre shutters
Laminate floor
Frame rail
3 no. bulb light fitting

Kitchen / Dining room - 4.18m (13'9") x 5.15m (16'11")

Window to front
Louvre shutters
Fully fitted kitchen
Breakfast bar
Double glass doors to garden
Blinds
Tiled floor
Light fitting

Utility room - 1.96m (6'5") x 1.77m (5'10")

Window to back
Blinds
Fitted units
Tiled floor
Light fitting

WC - 2.16m (7'1") x 1.61m (5'3")

Window to front
WC, HWB,
Laminate floor
Light fitting

Stairs and landing - 3.43m (11'3") x 1.66m (5'5")

Window to back
Louvre shutter
Carpet, Radiator, Light fitting

Master bedroom - 3.46m (11'4") x 3.41m (11'2")

Window to front
Louvre shutter
Built-in wardrobes
Laminate floor
Radiator
5 no. bulb light fitting
2 no. bedside light

Ensuite - 2.06m (6'9") x 1.64m (5'5")

Window to front
Blinds
Enclosed shower
WB, HWB
Tiled floor
Radiator
Light fitting

Bedroom 2 - 4.21m (13'10") x 2.88m (9'5")

Window to front
Louvre shutter
Curtains
Laminate floor
Radiator
Light fitting

Bedroom 3 - 3.42m (11'3") x 2.75m (9'0")

Window to back
Louvre shutter
Laminate floor
Radiator
Light fitting

Bathroom - 2.97m (9'9") x 2.16m (7'1")

Window to back
Tiled floor
Bath tub,
WC, HWB,
Radiator
Light fitting

FEATURES

- Minutes away from all amenities
- Carlow National School near by
- Air-to-water central heating
- Mechanical ventilation system
- South facing back garden
- Louvre shutters

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Carlow

Property Description

Nestled within the highly sought-after Cluain Bui development in Carlow, this beautifully presented and energy-efficient 3-bedroom semi-detached home comes to the market in true turnkey condition.

The location is exceptional, just minutes from Carlow Town Centre, a stone`s throw away from Carlow National School, and within immediate reach of the SETU Carlow Campus. The area also benefits from excellent connectivity, with M9 Exit 6 close by, providing direct access to Dublin, Kilkenny, and Waterford.

This modern home is tastefully finished throughout, featuring shining laminate flooring, stylish louver shutters, and three well-proportioned bedrooms. Designed for comfort and efficiency, the property boasts an Air-to-Water heating system with dual-zone controls, underfloor heating on the ground floor, and a mechanical ventilation system ensuring continuous fresh air, moisture control, and excellent energy performance.

Another standout feature of this home is its stunning south-facing rear garden, beautifully arranged with premium porcelain tiles for a clean, contemporary finish. The garden is further enhanced by elegant espalier trees, providing both a stylish visual backdrop and a natural, effective privacy screen. This superb A-rated property has been owner-occupied from day one, making it an ideal purchase for first-time buyers, families, or investors seeking a home in a strong rental and residential location.

Early viewing is highly recommended.

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.