

## For Sale by Private Treaty



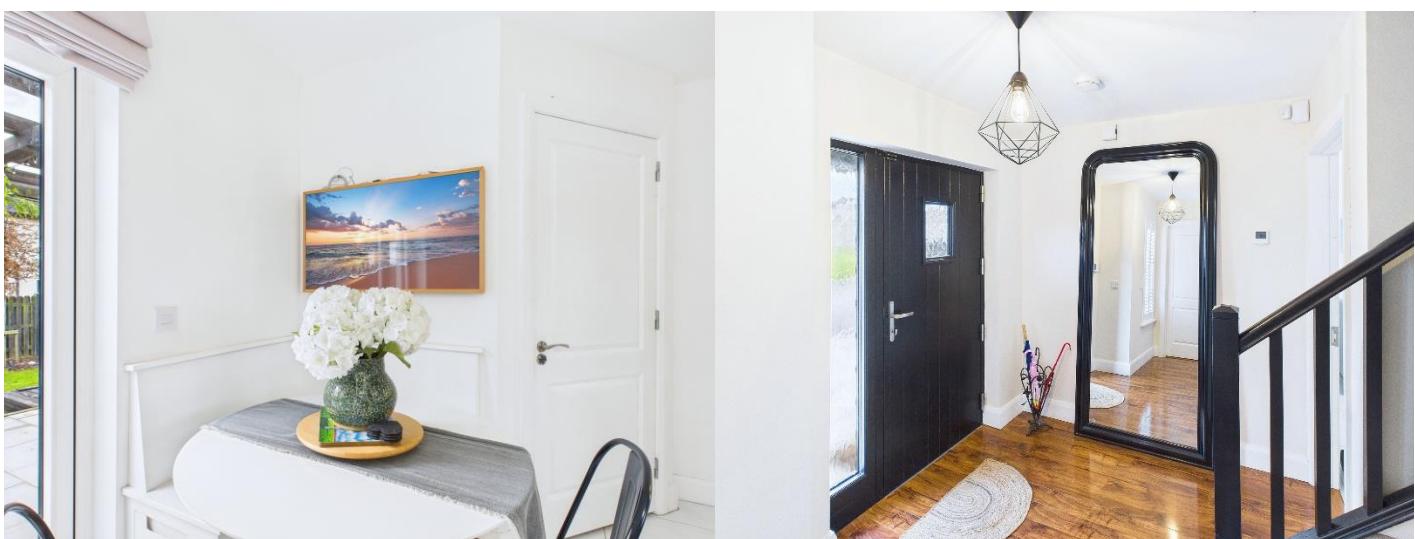
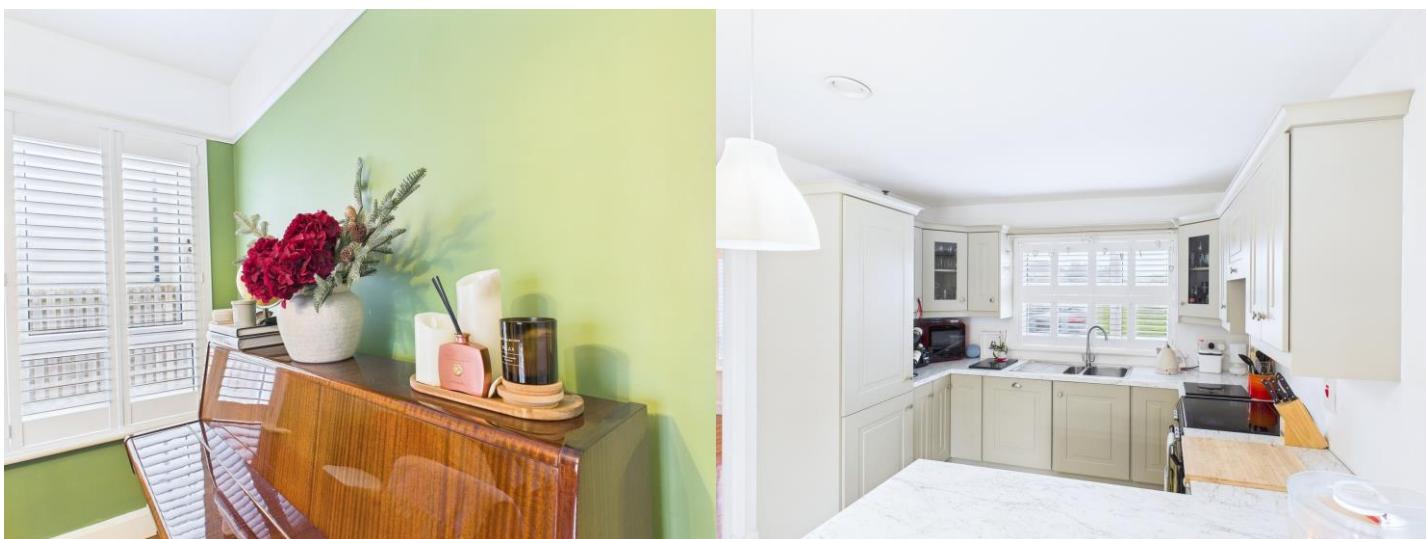
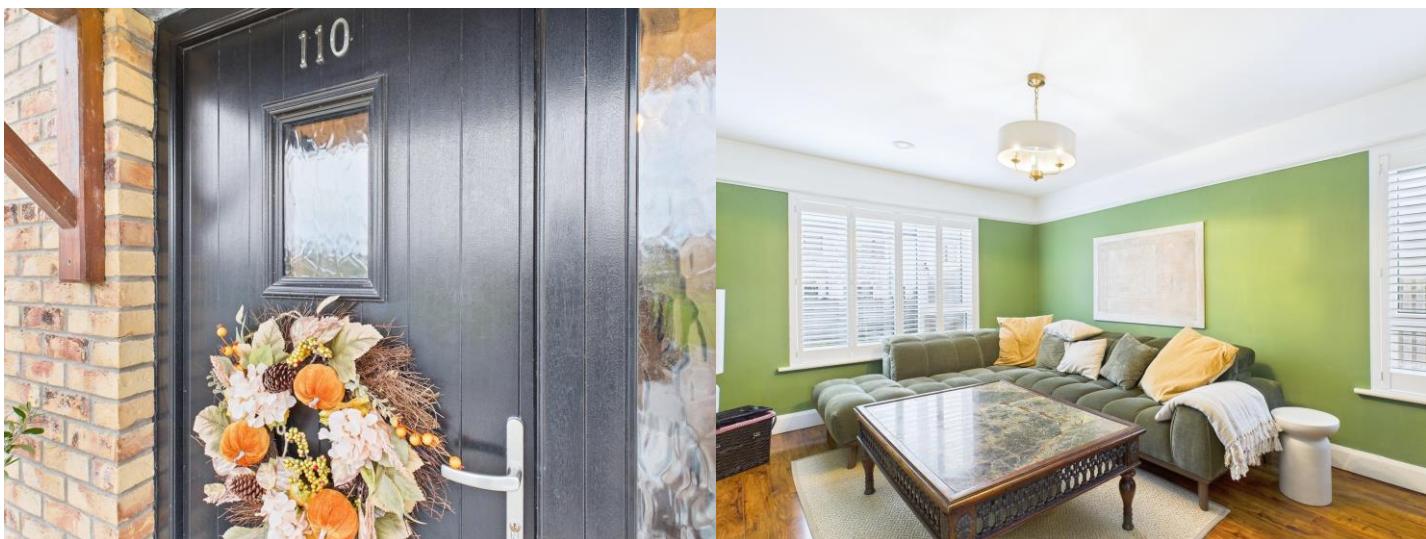
### **110 Cluain Bui, Quinagh, Carlow Town, Co. Carlow** **Guide Price €360,000**

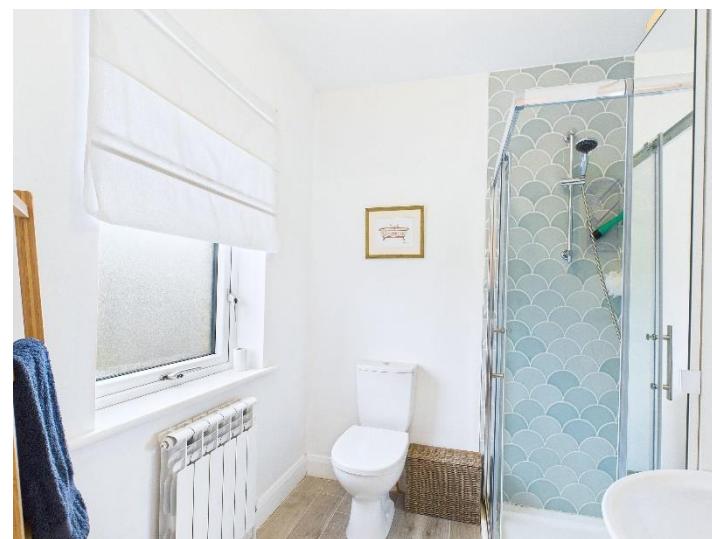
Nestled within the highly sought-after Cluain Bui development in Carlow, this beautifully presented and energy-efficient 3-bedroom semi-detached home comes to the market in true turnkey condition. The location is exceptional, just minutes from Carlow Town Centre and excellent connectivity.

**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

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**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 louvre 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:

Kehoe Auctioneers  
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E: [info@kehoe.ie](mailto:info@kehoe.ie)      W: [www.kehoe.ie](http://www.kehoe.ie)

**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.