

KEHOE AUCTIONEERS
57 Dublin Street, Carlow

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For Sale by Private Treaty



78 Meadows Way, Graiguecullen, Carlow Town, Co. Laois
Guide Price €370,000

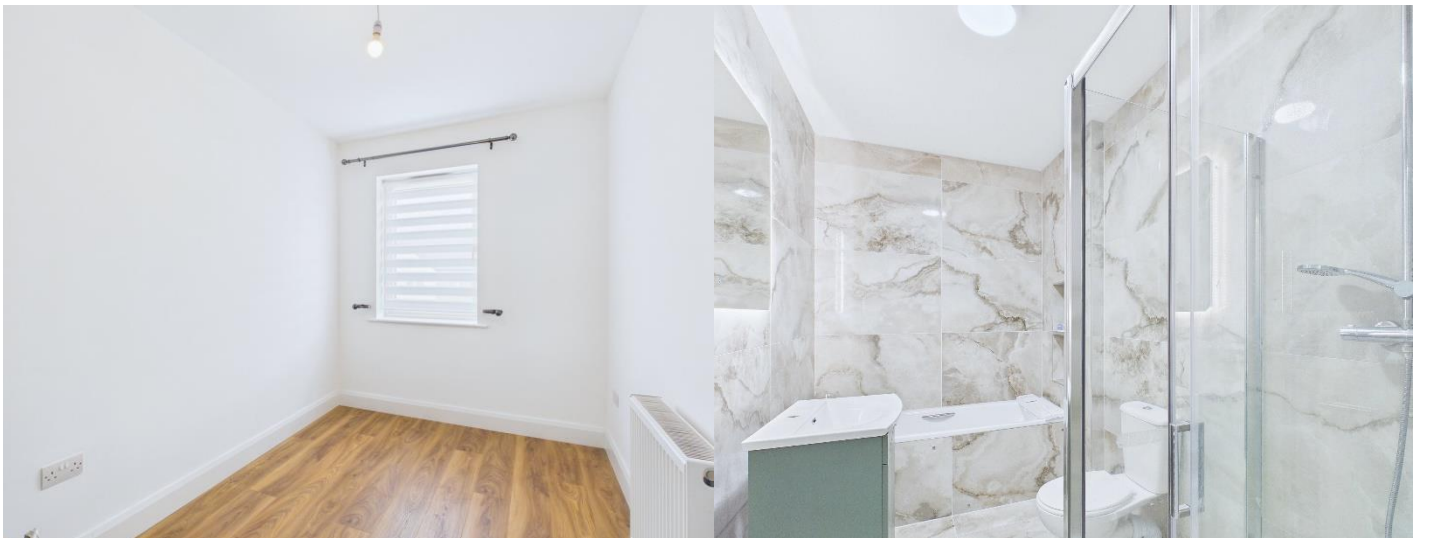
Kehoe Auctioneers are happy to present to the market a rare find. 78 Meadows Way, Carlow is a beautifully finished three-bedroom home, built in 2024 and presented in turnkey condition, with an A2 BER, two parking spaces and a south-facing rear garden. With tasteful décor and all the finishing touches already in place, this home offers the appeal of a recent build without the work of fitting it out, ready for its new owners to move in and enjoy.

BER NO.: 117504092



Licence No: 001818







Accommodation:

Hallway - 5.84m (19'2") x 1.19m (3'11")
Sitting Room - 4.89m (16'1") x 3.75m (12'4")
Kitchen - 3.76m (12'4") x 5.01m (16'5")
Utility Room - 1.63m (5'4") x 1.47m (4'10")
WC - 1.61m (5'3") x 1.37m (4'6")
Landing - 5.39m (17'8") x 0.87m (2'10")
Master Bedroom - 4.11m (13'6") x 3.03m (9'11")
Ensuite - 1.6m (5'3") x 1.83m (6'0")
Bedroom 2 - 4.35m (14'3") x 2.77m (9'1")
Bedroom 3 - 3.29m (10'10") x 2.16m (7'1")
Bathroom - 1.77m (5'10") x 3.06m (10'0")

FEATURES

Favourable Position Within Meadows Way Development
Convenient To Schools, Parks And Town Centre Amenities
Three-Bedroom Home Built In 2024
Air-To-Water Heating System
South-Facing Rear Garden
A2 Building Energy Rating
Turnkey Condition With Tastefully Finished Interiors
Master Bedroom with Ensuite

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Carlow

Property Description

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The attention to detail is evident throughout, with carefully chosen finishes and a neutral colour palette creating a welcoming, contemporary feel. An air-to-water heating system and an A2 BER provide strong energy performance, with the potential for lower energy use and greater comfort. A bright entrance hallway sets the tone, with large floor tiles and a side window bringing in natural light. To the front, the generously proportioned sitting room comfortably accommodates a large sofa while retaining ample space around the furniture, making it an inviting room for everyday relaxation. To the rear, the tastefully decorated kitchen and dining room form the heart of the home, providing space for cooking, family meals and entertaining. A separate, fully fitted utility room adds everyday practicality, while a spacious downstairs guest toilet and a useful under-stairs storage room complete the ground-floor accommodation.

Upstairs, the three bedrooms are bright and neutrally decorated, continuing the considered presentation found throughout the house. The property has three bathrooms in total, including an ensuite and the downstairs guest toilet. The tiled bathrooms have a fresh, modern finish, with the main bathroom benefiting from both a bath and a separate shower. Outside, the rear garden has been levelled and laid out with a neat lawn, creating an attractive space ready to enjoy. Its south-facing orientation makes the most of the sunshine, offering a lovely setting for outdoor dining or simply unwinding. A garden shed provides additional storage, while the two parking spaces add further convenience.

The house occupies a favorable position within Meadows Way. Local amenities serving the development include Graiguecullen Swimming Pool, Carlow Town Park, St Fiacc`'s National School and the Barrow Way river walk, with Carlow town centre offering shops, cafés and restaurants.

For buyers seeking a modern home with the finishing work already taken care of, No. 78 offers a particularly appealing opportunity. Viewing is recommended to appreciate its presentation, practical layout and sunny garden setting.

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.