

KEHOE AUCTIONEERS
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For Sale by Private Treaty



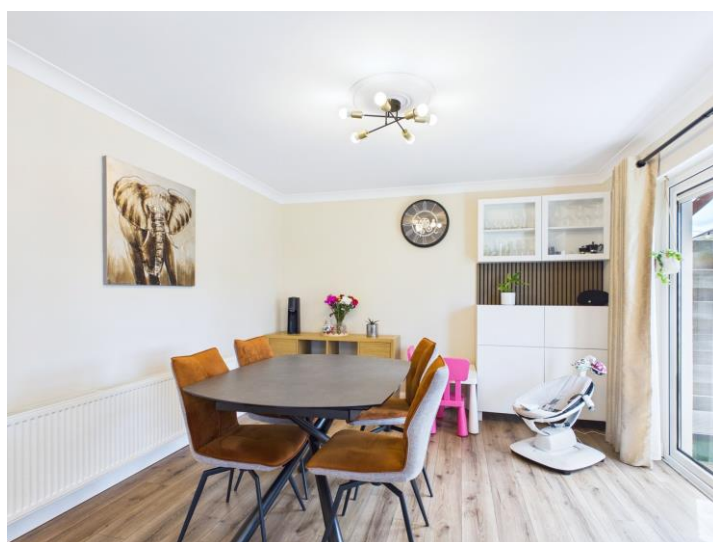
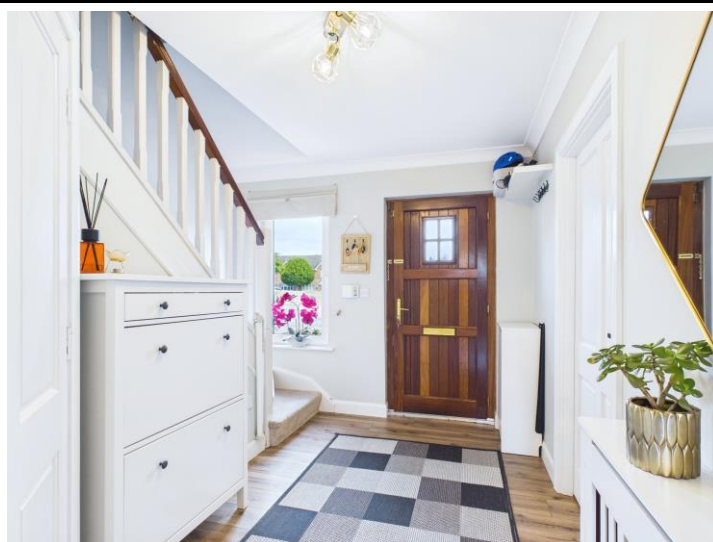
96 Heather Hill Avenue, Graiguecullen, Carlow **Guide Price €370,000**

A beautifully maintained, energy-efficient home with a sun-filled rear garden, that offers far more than first meets the eye. Finished with care and enhanced by an impressive range of modern energy and water systems, this is a turn-key property where the next owners can simply move in and unpack.

BER NO.: 112472428



Licence No: 001818







FEATURES

- Highly regarded, family-friendly residential location
- Presented in excellent turn-key condition
- South-facing rear garden
- Gas Fired Central Heating
- Water-softening system
- Seven-stage filtered drinking-water system
- 11 solar panels with 5 kW battery storage system
- Eddi solar energy diverter for hot water
- 200-litre hot-water cylinder
- Smart app-controlled gas boiler

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Graiguecullen

Property Description

A beautifully maintained, energy-efficient home with a sun-filled rear garden, No. 96 Heather Hill Avenue offers far more than first meets the eye. Finished with care and enhanced by an impressive range of modern energy and water systems, this is a genuine turn-key property where the next owners can simply unpack and begin enjoying their new home.

The welcoming accommodation is bright, spacious and ideally arranged for modern family living. The ground floor comprises an inviting entrance hall, a generously proportioned sitting room, and a well-appointed kitchen with a gas hob and ample space for family dining. A separate utility room provides valuable additional storage, while the recently renovated guest WC adds a stylish and practical finishing touch.

Upstairs, there are three well-proportioned bedrooms, including a comfortable principal bedroom with its own en-suite, together with a family bathroom. The quality of the finishes and the excellent condition throughout clearly reflect the care and attention the current owners have given to the property.

With an excellent A2 BER rating, the house benefits from 11 solar panels, a 5 kW battery storage system and an Eddi energy diverter, which uses surplus solar electricity to heat the water. Further features include a smart gas boiler that can be controlled remotely through an app, a recently serviced heating system and a substantial 200-litre hot-water cylinder. Additional insulation has been installed in the attic, further enhancing the home's energy efficiency, while all three bedrooms benefit from fitted wardrobes.

The property also features a water-softening system and seven-stage filtered drinking water, offering added comfort and convenience for everyday living.

Outside, the property provides off-street parking to the front. To the rear is a particularly appealing south-facing garden, complete with a lovely patio and pergola.

Heather Hill is one of Graiguecullen's most desirable and established residential areas, enjoying an excellent reputation and a welcoming, family-friendly atmosphere. The development is well maintained and conveniently positioned within easy reach of Carlow town, schools, shops, sports facilities, the Talbot Hotel and Graiguecullen Swimming Pool, together with convenient access to the surrounding road network.

Combining an attractive south-facing garden, excellent energy efficiency and a long list of thoughtful upgrades, No. 96 Heather Hill Avenue is a home that has been prepared for comfortable, economical and enjoyable modern living.

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.