

REA SOTHERN



**Impeccable 2 bed townhouse close to
the banks of the River Barrow**

FOR SALE BY ONLINE AUCTION – 9th September 2021 @3pm

**33 Dolmen Mews
Kilkenny Road
Carlow
R93 C920**

AMV €110,000



DESCRIPTION

This 2 bedroomed townhouse comes to the market in pristine condition and located on the banks of the River Barrow in a small development just outside Carlow Town

Located on the Kilkenny Road, on the grounds of the Woodford Dolmen Hotel, this property would be ideal for those commuting to Dublin, Kilkenny or Waterford with the M9 motorway intersection being c 5 minutes' drive making Newlands Cross a mere 40 minute journey in normal conditions.

AMV €110,000

FEATURES

Natural Gas central heating

uPVC windows throughout.

PLANNING

The current planning on this development allows for short term letting only. It is our understanding that several properties in this development are owner-occupied and at no point has Carlow County Council ever enforced or attempted to enforce this planning stipulation.



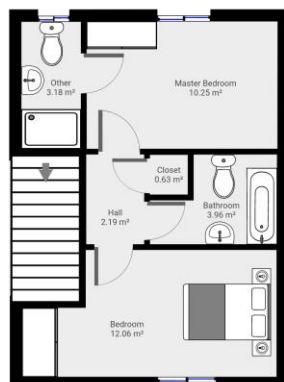
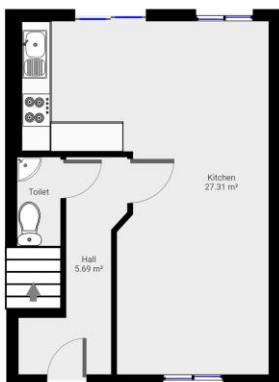
ACCOMMODATION

Ground Floor

- Entrance Hall: 1.82m x 4.34m
- W.C.: 0.77m x 1.36m
- Sitting Room: 2.78m x 3.12m
- Kitchen/Dining Room: 4.24m x 4.75m

First Floor

- Hall: 1.77m x 1.19m
- Bathroom: 2.26m x 1.79m
- Hotpress: 0.67m x 0.77m
- Master Bedroom: 2.63m x 4.17m
- Ensuite: 2.57m x 0.85m
- Bedroom 2: 2.57m x 3.77m





PRICE

AMV €110,000

VIEWING

By appointment

Contact the office

37 Dublin Street, Carlow

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www.realestatealliance.ie

For more photos of this property please go to our website WWW.REALESTATEALLIANCE/SOTHERN.IE

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