



## 53 Castlecourt, Castlerock, Bunclody, Co. Carlow

**Y21H1F9**

Asking Price: €235,000



3



3



Sq m  
108.0

**BER** B3

DOUGLAS NEWMAN GOOD  
**DNG**  
O'CONNOR & O'CONNOR

## DESCRIPTION

Welcome to No. 53 Castlecourt, a charming three-bedroom mid-terraced property, situated in the desirable Castlerock private development. This home offers the perfect blend of convenience and comfort, ideally located within easy walking distance of all essential amenities, including primary and secondary schools, public transport, sporting facilities, and a championship golf course.

Nestled just off the main Bunclody–Carlow Road (N80) on the Carlow/Wexford border, Castlerock's strategic location provides effortless access to key destinations. The development, established in 2005, is divided into three distinct areas: Castle View, Castle Park, and Castle Court, offering a variety of detached, semi-detached, and terraced homes, complemented by open green spaces.

This attractive Tudor-style home features a part brick façade, PVC double-glazed windows, and a hardwood front door. The spacious living areas include 3 bedrooms (with one ensuite), a family bathroom, a kitchen, a pantry, a utility room with a guest WC, and a living room. At the rear of the property, the garden offers picturesque countryside views, perfect for relaxation and outdoor activities.

This meticulously maintained property is the epitome of modern living in a serene, community-focused environment. Discover the unmatched lifestyle that No. 53 Castlecourt has to offer.



## ACCOMMODATION

**Entrance Hall** 5.61m x 1.88m (18'5" x 6'2"). Neutrally decorated with tiled floor doors leading to kitchen and living room.

Stairs fully carpeted.

**Living Room** 4.48m x 3.60m (14'8" x 11'10"). Timber flooring, archway to kitchen. Cast Iron fireplace with marble hearth and timber surround.

**Kitchen/Dining Room** 4.57m x 3.88m (15' x 12'9"). Tiled flooring with shaker style kitchen units and laminate counter tops, integrated single corner oven, hob and extractor with tiled splashback. Patio door leading to rear garden.

**Pantry** 1.22m x 1.60m (4' x 5'3"). Shelved Pantry Room



**WC** 1.49m x 1.6m (4'11" x 5'3"). WC & WHB





**Utility Room** 1.67m x 1.6m (5'6" x 5'3"). Tiled floor, plumbed for washing machine. Door leading to rear garden.

**Landing** 2.15m x 3.88m (7'1" x 12'9"). Carpeted flooring access to hot-press and attic.

**Master Bedroom** 3.65m x 4.26m (12' x 14'). Bright large room with carpeted floor, overlooking front of the property.

Door leading to ensuite.

**Ensuite Bathroom** 2.24m x 1.88m (7'4" x 6'2"). Tiled floor and walls. Shower cubicle with electric shower. WC, WHB, & shaving light.

**Bathroom** 2.15m x 1.75m (7'1" x 5'9"). Tiled flooring with bath with shower over. Partially tiled around bath and WHB. WC.

**Bedroom 2** 2.98m x 2.97m (9'9" x 9'9"). Carpeted floor, window to rear of property overlooking countryside.

**Bedroom 3** 3.79m x 2.51m (12'5" x 8'3"). Carpeted floor, window to rear of property overlooking countryside.



## BER DETAILS

BER: B3

BER No: 118070044

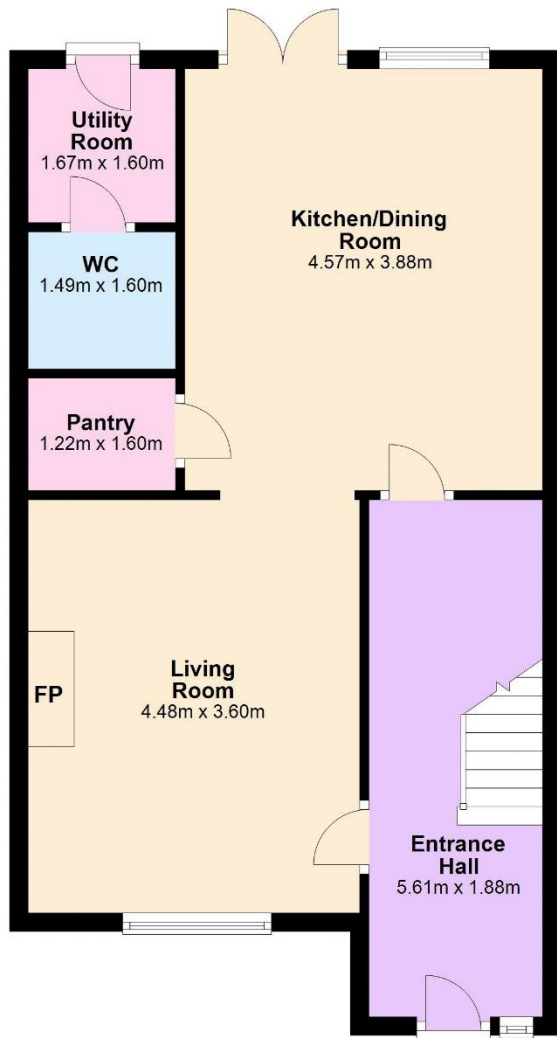
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kWh/m<sup>2</sup>/yr

## ASKING PRICE

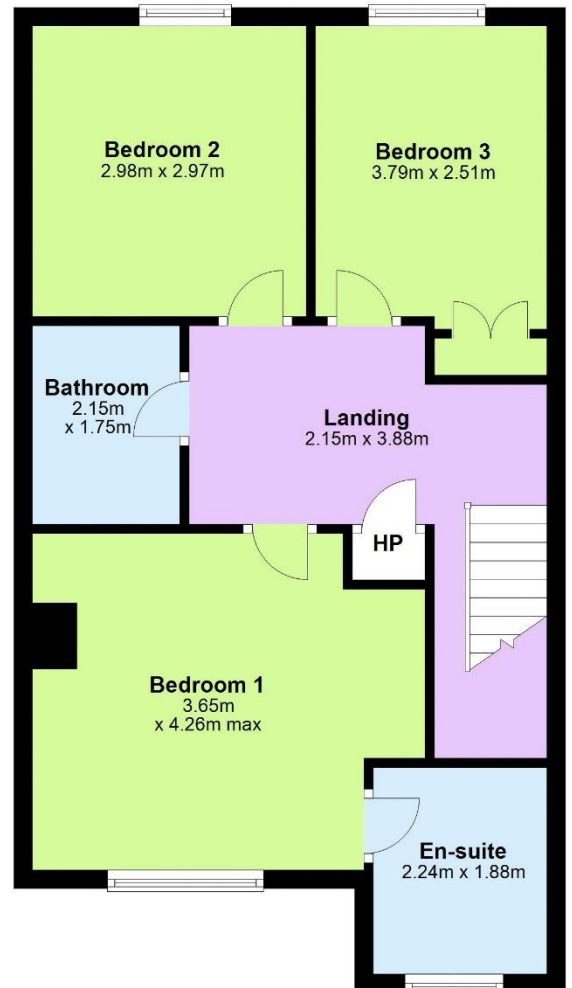
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## Ground Floor



## First Floor



Total area: approx. 106.2 sq. metres

## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent  
DNG. For further information please contact:

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