

CLOGH, CASTLECOMER, CO. KILKENNY. R95 NX6K

For Sale By Private Treaty

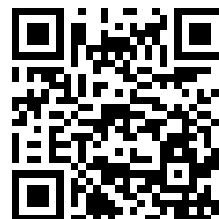


Detached two-storey residence with garage situated in the village of Clogh, with parking to the front, garden side and rear. Accommodation includes entrance porch, kitchen, 2 reception and bathroom on the ground floor with 3 bedrooms and large bathroom on the first floor. OFCH.



BER No. 118567627
427.44 kWh/m²/yr

Logo to video



ACCOMMODATION COMPRISING THE FOLLOWING:-

GROUND FLOOR

Entrance Porch	Tiles on floor, sittingroom to the left, dining-living to the right.	
5'8 x 4'4 (1.8 x 1.3)		
Sitting Room	Laminate timber flooring, stone fireplace with timber mantle, solid fuel stove, 2 x windows	
14'4 x 13'4 (4.5 x 4.1)		
Dining-Living Room	Laminate timber flooring, Stanley oil range, door leads to kitchen, and door to stairwell.	
15'3 x 14'7 (4.7 x 4.5)		
Kitchen	Laminate timber flooring, kitchen units at floor and eye level. Includes Hoover washing machine, Beko fridge freezer and Gas Normende free-standing cooker. Door leads into a wetroom / bathroom and door leading out to yard / garden to side of house.	
11' x 10'2 (3.3 x 3.1)		
Bathroom	WHB, WC and Shower Area with Triton Electric Shower. Cladding on walls, tiled floor.	
6' x 7' (1.8 x 2.1)		

FIRST FLOOR

Landing Laminate flooring

3'9 x 24'6 (1.2 x 7.5)

Bedroom 1 Laminate timber floors, access to attic; 2 x windows

13'7 x 11'4 (4.2 x 3.5)
7'07 x 4'5 (2.1 x 1.4)



Bedroom 2 Laminate flooring

12'3 X 8'6 (3.7 X 2.6)



Bedroom 3 Laminate flooring

7'7 x 12'07 (2.3 x 3.7)



Bathroom WHB, WC, Bath and Shower Area with Triton Electric Shower. Tiles on the floor and ½ way up the walls.

11'01 x 10'05 (3.4 x 3.2)



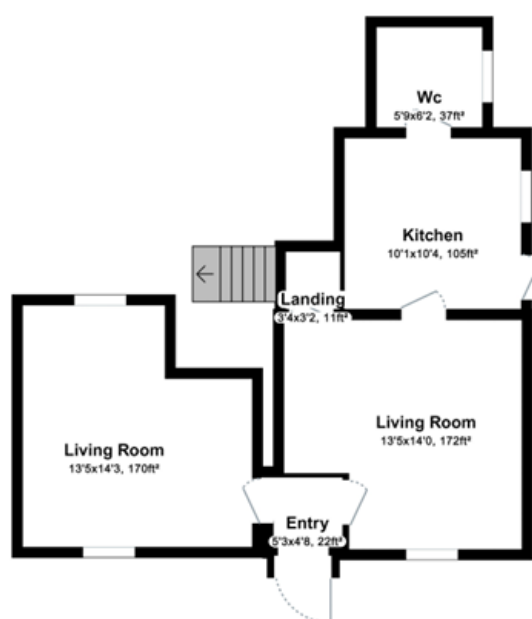
SERVICES

- Mains water and mains sewerage
- Oil-fired central heating



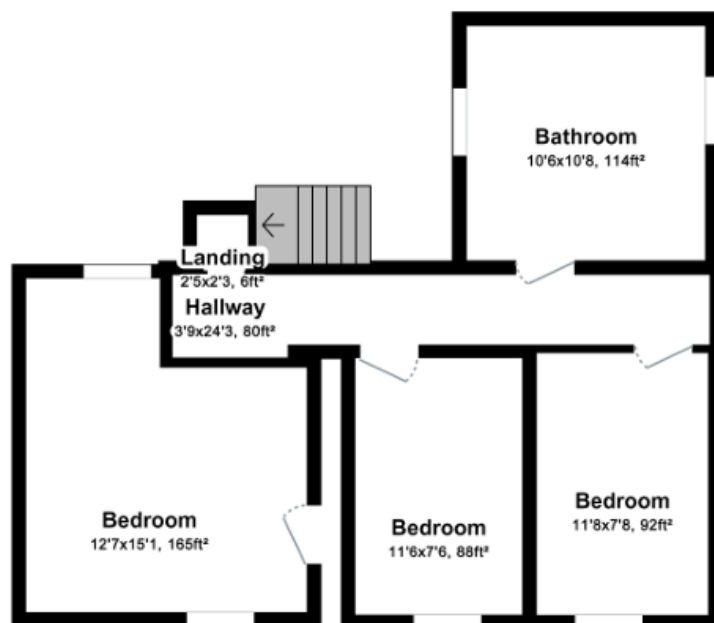
LOCATION

Situated in the village, with the local school 150 yards up the road, all other amenities within walking distance. 7.5km to Castlecomer; 3.2km to the N78 at Crettyard; 25.5km to Kilkenny city; 21km to Athy.



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor

Viewing By Appointment Only

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.