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Auctioneer Valuer Estate Agent

9 POCOCKE LOWER, JOHNSWELL ROAD, KILKENNY, R95 Y2C6.

For Sale By Private Treaty

Four Bedroom Plus Study Semi Detached House

Ideally situated in the established residential development of Pococke Lower, just off Johnswell Road, 9 Pococke Lower is an attractive, upgraded and extended semi-detached home offering spacious, well-presented accommodation in a convenient setting on the outskirts of Kilkenny City.

The property has been thoughtfully enhanced to provide a versatile four-bedroom layout, ideally suited to modern family living. The ground floor comprises a bright, open-plan kitchen-dining area, a comfortable sitting room and a fourth bedroom, offering excellent flexibility for family life, guests or those working from home. Upstairs, three further bedrooms include a well-proportioned master bedroom with ensuite, together with the main bathroom and additional study.

The property presents in excellent condition, allowing prospective purchasers to move in and enjoy the home from day one.

GUIDE PRICE : €375,000

ipav Institute of Professional Auctioneers & Valuers
Society of Chartered Surveyors Ireland
RICS the mark of property professionalism worldwide
TEGoVA The European Group of Valuers' Associations
Property Services Regulatory Authority

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway **20’3 x 6’2 (6.17m x 1.87m)**

Wooden flooring with stairwell leading to the first floor. Door providing access to the sitting room and another door providing access to the kitchen.

Kitchen / Dining Room **24’3 x 7’2 (7.38m x 2.19m) & 8’5 x 6’9 (2.56m x 2.06m))**

Located to the rear of the property, the open plan kitchen and dining room is bright and spacious. Fitted with a range of solid floor and eye-level units, with tiled splashback between the units. Appliances include a washing machine and dryer, electric cooker and dishwasher. Door provides access to the enclosed rear garden and another door provides access to the fourth bedroom.

Sitting Room **16’7 x 11’1 (5.03m x 3.38m)**

A generous and well-proportioned sitting room situated to the front of the property, enjoying views towards the green. Features include an attractive stove fireplace.

Bedroom 4 **9’7 x 11’6 (2.93m x 3.50m)**

A cosy and comfortable ground floor bedroom. The room benefits from a convenient ensuite shower.

FIRST FLOOR

Master Bedroom **10’10 x 10’10 (3.30m x 3.30m)**

A well-proportioned bedroom situated to the front of the property with an en-suite bathroom.

Bedroom 2 **10’9 x 8’10 (3.27m x 2.69m)**

Well-proportioned bedroom with carpet flooring and two windows.

Bathroom **4’4 x 11’ (1.326m x 3.356m)**

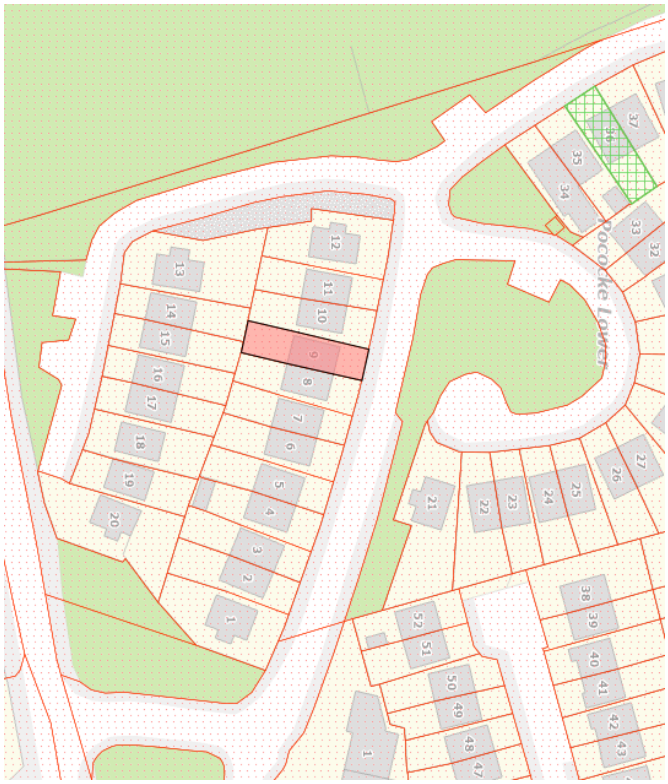
Comprising WC, wash hand basin and bath, with tiled walls and flooring.

Bedroom 3 **8’5 x 8’3 (2.57m x 2.52m)**

Situated to the back of the property, this bedroom features wooden flooring.

Study **6’10 x 6’10 (2.09m x 2.09m)**

A convenient room that will work as a study or small bedroom.



SERVICES

- Mains Water
- Mains Sewerage
- Gas-fired Central Heating

LOCATION

Excellent location in an established residential development just off Johnswell Road, with local schools, shops and everyday amenities within easy reach. Kilkenny City Centre, with its extensive range of shops, restaurants, cafés and leisure facilities, is readily accessible, while the nearby Ring Road provides convenient access to the M9 and surrounding areas.

BER: C3

BER No.: 103583175

FEATURES

- Established residential location on the outskirts of Kilkenny City
- Upgraded and extended semi-detached property
- Four bedrooms and three bathrooms
- Open-plan kitchen-dining area
- Ground-floor bedroom offering flexible accommodation
- Master bedroom with ensuite
- Well-presented throughout
- Enclosed rear garden with gated side access
- Convenient access to local amenities, schools and shopping facilities
- Easy access to Kilkenny City Centre, the Ring Road and M9
- Ideal for first-time buyers and growing families

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.