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Auctioneer Valuer Estate Agent

22 ABBEYGROVE, GOWRAN, KILKENNY, R95 N400.

For Sale By Private Treaty



Three bedroom end of terrace home

22 Abbeygrove is a well-presented three-bedroom end-of-terrace residence situated in the established residential development of Abbeygrove, Gowran. The property offers well-proportioned accommodation throughout, making it an appealing option for first-time buyers, growing families or those seeking a comfortable home in a convenient village location.

The accommodation comprises a spacious sitting room, providing an inviting space for everyday living and relaxation, together with a generously sized kitchen offering ample room for both storage and dining. Upstairs, the property features three well-proportioned bedrooms, including a master bedroom complete with ensuite facilities. A further main bathroom serves the remaining accommodation.

Externally, the property benefits from its end-of-terrace position, providing an added sense of privacy, together with a private garden offering outdoor space for relaxation and entertaining.

GUIDE PRICE : €295,000

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 – 4.69m x 1.57m

A welcoming entrance hallway featuring tiled flooring, a carpeted staircase with timber balustrade and access to the sitting room, downstairs bathroom and kitchen.

Sitting room – 5.26m x 3.21m

A spacious reception room featuring timber flooring and a decorative fireplace with inset solid fuel stove. A large front-facing window provides natural light, creating a comfortable space for everyday living and entertaining.

Kitchen – 5.13m x 3.84m

A generously proportioned kitchen and dining area fitted with an extensive range of timber-style wall and floor units, tiled splashback and tiled flooring. The kitchen incorporates an oven, hob and extractor fan, with ample worktop and storage space. Sliding patio doors provide direct access to the rear garden.

Guest WC – 1.39m x 1.42m

Conveniently located on the ground floor and comprising WC and wash hand basin.

Garden

The property benefits from a fully enclosed rear garden, offering a private setting for outdoor dining, relaxation and entertaining. A timber shed provides additional storage.



FIRST FLOOR

Landing – 3.21m x 1.69m

A spacious landing featuring timber flooring and access to the bedrooms and shared bathroom.

Master Bedroom – 4.50m x 4.01m

A well-proportioned double bedroom featuring timber flooring and fitted wardrobes, with the added benefit of ensuite facilities.

Ensuite – 2.70m x 0.88m

Comprising shower, WC and wash hand basin.

Bedroom 2 – 3.08m x 2.08m

A well-proportioned bedroom featuring timber flooring and a window overlooking the surrounding area.

Bedroom 3 – 3.25m x 2.93m

A further bedroom offering comfortable accommodation, with timber flooring and natural light from the window.

Main Bathroom – 1.68m x 1.89m
Fully tiled and comprising WC, wash hand basin and bath with overhead shower.

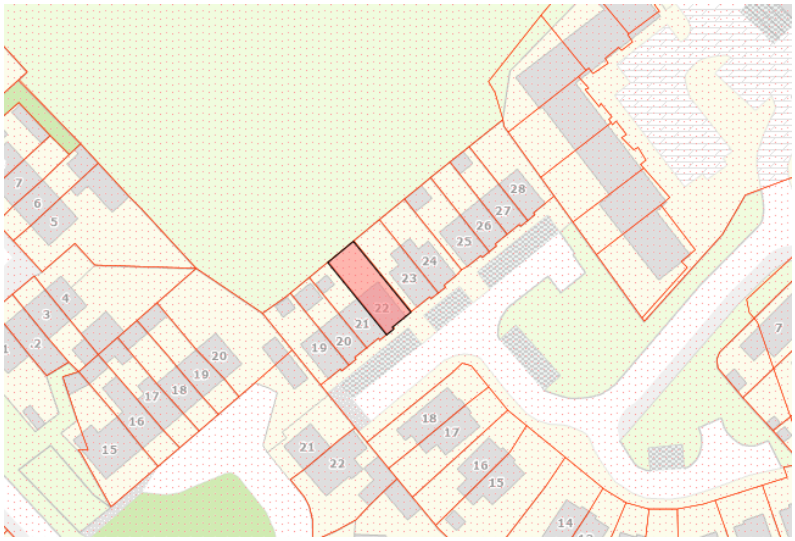












SERVICES

- Mains Water
- Mains Sewerage
- Gas fired boiler

LOCATION

Situated within the established Abbeygrove residential development in the village of Gowran, Co. Kilkenny, No. 22 enjoys a convenient setting close to the village centre. Local shops, services and everyday amenities are available nearby, while the surrounding countryside provides an attractive rural backdrop. The property is within comfortable driving distance of Kilkenny City, which offers an extensive range of retail, dining, educational and leisure facilities. Gowran also benefits from good road connections to neighbouring towns and the wider Kilkenny area, making it an ideal location for those seeking village living with convenient access to larger urban centres.

BER: TBC

FEATURES

- Three-bedroom end-of-terrace residence
- Two-bathroom accommodation
- Spacious sitting room
- Generously proportioned kitchen
- Master bedroom with ensuite
- Well-proportioned bedrooms throughout
- Private rear garden
- Additional privacy afforded by end-of-terrace position
- Established residential development
- Convenient village location
- Close to local amenities and services
- Easy access to Kilkenny City and surrounding areas

BER No.: TBC



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.