

“Lyndon” Vicars Lane, Ballyhale, Co. Kilkenny. R95 E192

For Sale By Private Treaty



We are delighted to present this bungalow residence with accommodation comprising of entrance hallway, kitchen-dining, livingroom, sunroom, 3 bedrooms and bathroom.

Walled in garden to rear. Located in the village within walking distance of all amenities.

Super location!

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GUIDE PRICE : €245,000

ACCOMMODATION COMPRISES OF THE FOLLOWING : ~

Entrance Hallway

5' x 10' (1.5 x 3.1)

Laminate timber flooring, livingroom to left, kitchen straight ahead.



Kitchen-Dining Area

14'10 X 9'05 (4.3 X 2.8)

Kitchen units at floor and eye level, tiled between units; includes Blomberg washing machine and dryer, Liebherr fridge freezer; patio door leads from dining area out to rear garden; also backdoor from kitchen area.



Sitting room

12'03 x 11 (3.7 x 3.6)

Laminate timber flooring, marble fireplace (open fire)



Sunroom

17' x 10' (5.2 x 3.1)

Laminate timber flooring; timber paneled ceiling, door leading to rear garden

French doors lead to / from sittingroom.



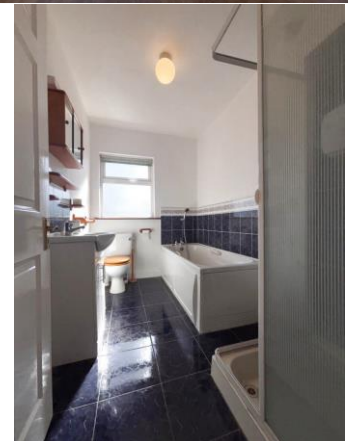
Bathroom

9'06 x 5'11 (2.8 x 1.6)

WHB, WC, Bath and Shower Area.

Tiles on the floor and around the bath and shower area.

Triton T90 sr electric shower.



Bedroom 1

Laminate timber flooring, situated to front of house.

9'04 x 8'10 (2.7 x 2.5)

**Bedroom 2**

Laminate timber flooring, built-in wardrobes, situated to front of house.

9'10 x 8'08 (2.8 x 2.5)

**Bedroom 3**

Laminate timber floor, built-in wardrobes, situated to rear of building.

10'02 x 9'03 (3.1 x 2.8)

**SERVICES**

- Oil fired central heating
- Mains water and mains sewerage

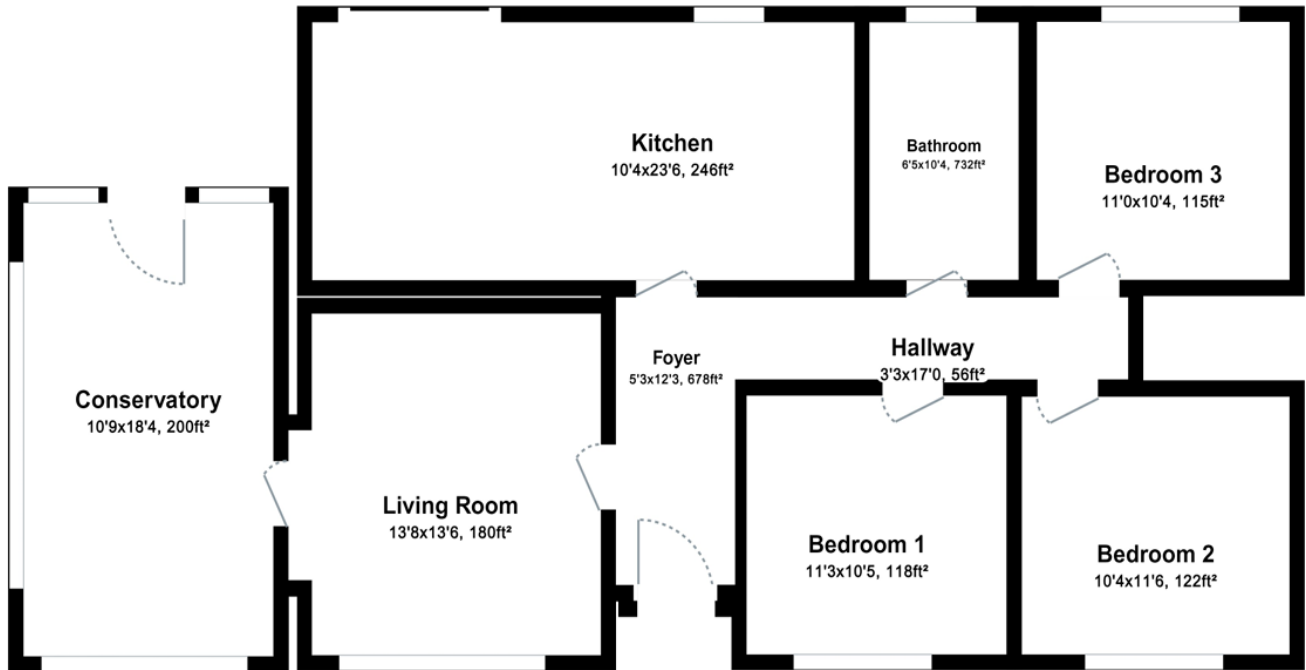
FEATURES

- Super location – in the village within walking distance of all amenities
- Both primary and secondary schools located in Ballyhale.
- Gaa grounds situated across the road from Vicars Lane
- Quiet cul-de-sac

LOCATION

- Ballyhale is c.24km from Kilkenny City – a 20 minute drive
- Situated 3-4 mins drive to the motorway at Knocktopher
- Numerous Golf Clubs – Ballyhale, Mount Juliet & Gowran all within a few minutes drive.
- Excellent sporting facilities locally





Floor Plan

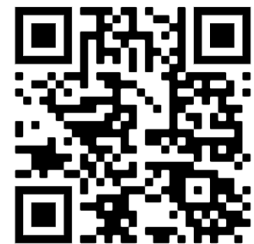


Walled-in Garden to rear, with tarmac all around the house.

Click Link to Access Online Brochure



Click for Virtual Tour



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.