

Ballykeeffe, Kilmanagh, Co. Kilkenny.

R95 W5H0

For Sale By Private Treaty



Sale of charming two-storey detached dwelling on a generous 0.61 acre site with manicured gardens and several outbuildings to the rear. Situated only 2km from the village, 12km to Kilkenny city.

Accommodation includes an entrance porch, living room, kitchen, and bathroom on the ground floor, with 2 bedrooms and a toilet on the first floor. Presented in excellent condition – ready to walk into.

GUIDE PRICE : €185,000

ACCOMMODATION INCLUDES THE FOLLOWING : ~

GROUND FLOOR

Porch 4'2 x 5'02 (1.2 x 1.5)

Tiled floor; timber paneled ceiling



Living Room 15'3 x 9'8 (4.7 x 2.9)

Tiled floor; timber paneled ceiling; recess lighting; Stanley oil cooker, storage underneath stairwell, doors to bathroom and kitchen. Stairs leading to first floor acc.



Kitchen 10'3 x 7'2 (3.2 x 2.2)

Tiled floor, timber paneled ceiling with recess lighting, units at floor and eye level, tiled splash back, includes Hotpoint electric cooker; Bosch washing machine, 4 ring hob and extractor fan overhead



Bathroom 7'6 x 6'7 (2.3 x 2)

WHB, WC and Shower area with electric shower. Tiles on floor and wall, timber paneled ceiling.

Small hallway into bathroom, with tiled floor and houses the hot press 2.4 x 4.4 (0.7 x 1.3)



Bedroom 1 15'3 x 10'9 (4.7 x 3.3)

Carpet flooring; built-in wardrobes. The stairs lead directly up to this room from the living room and bedroom 2 is off this one.

Bedroom 2 10'2 x 12'7 (3.1 x 3.9)

Carpet flooring, built-in wardrobes, door leads to toilet

Toilet 3.4 x 5'3 (1 x 1.6)

WHB & WC





SERVICES

- Oil-fired central
- Group water scheme
- Septic tank on site
- Phone watch Alarm System

OUT-BUILDINGS

- Garage and a number of old out-offices, fuel and tool sheds.

LOCATION

Situated in a lovely rural location, this property is only 200 yards from the renowned Ballykeeffe Amphitheatre; 2km to the village of Kilmanagh and 12km to Kilkenny city.

SALE TO INCLUDE

- Kitchen appliances – Bosch washing machine
- Hotpoint electric cooker, with 4-ring hob and extractor fan overhead
- Fridge Freezer
- Built-in wardrobes in both bedrooms
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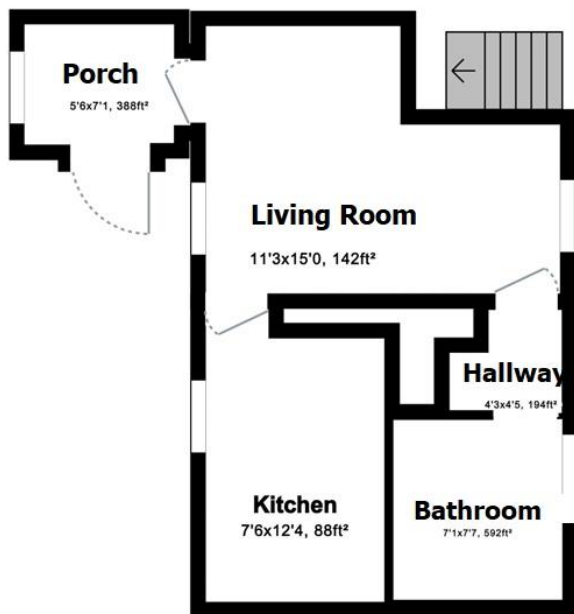
FEATURES

- Fantastic site (0.25 ha / 0.61 acres) – mature garden to right with paddock to the rear of the property
- Garage and shed to the rear
- 2 Bed; 2 Bathroom
- Excellent condition – ready to move into!
- Located only 150 yards from the Ballykeeffe Amphitheatre and less than 2km to the village



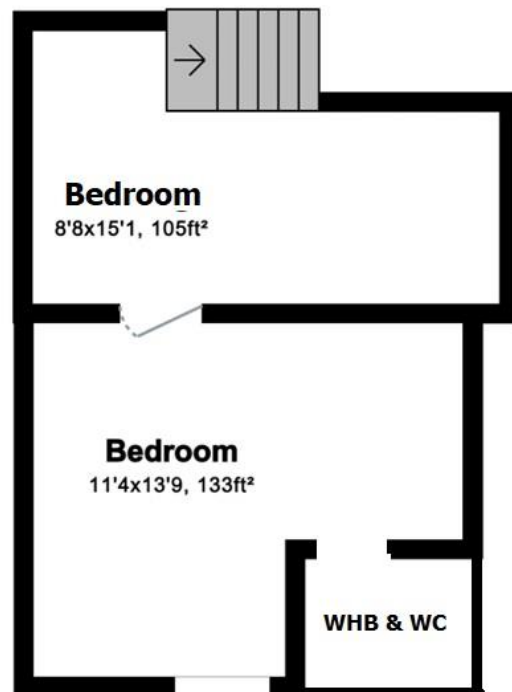
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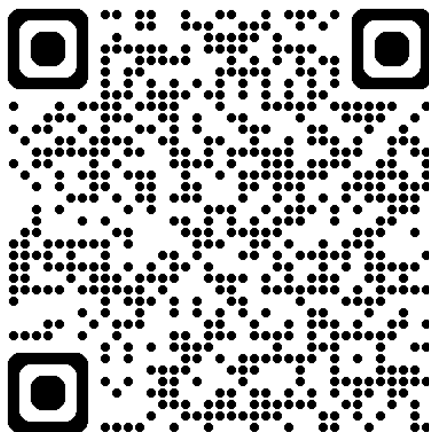
For illustration purposes only. Not to scale.

Main Floor



For illustration purposes only. Not to scale.

Upper Floor



Click to see Video of Ballykeeffe

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.