

# 58 Glenvale, Ballyragget, Co. Kilkenny.

## R95 E298

**For Sale By Private Treaty**



This detached residence extends to c. 1,332 sq. ft., offering well-proportioned accommodation throughout. The ground floor comprises an entrance hallway, spacious kitchen/dining area, bright sitting room, and a convenient guest WC. On the first floor, there are three generous bedrooms, including one ensuite, along with a well-appointed main bathroom. The property has been stripped back internally, presenting an excellent opportunity for the new owner to complete the finish to their own style and standard.

Beautifully positioned overlooking a large green area, the home enjoys pleasant countryside views while benefiting from a prime location within the village—placing shops, schools, and local amenities just a short walk away.

## ACCOMMODATION COMPRISES OF THE FOLLOWING :-

### GROUND FLOOR

**Entrance Hallway** 6'3 x 21'6 (1.92 x 6.5)

Carpet stairwell to first floor; plumbed for washing machine underneath stairwell.

**Kitchen** 15'5 x 9'4 (4.7 x 2.9)

Units at floor and eye level, Zanussi oven, 4 ring hob and extractor fan, Swan dishwasher, gas boiler in the corner. Door leads out to side of property. Open plan kitchen-dining.



**Dining Area** 11'10 x 13'9 (3.4 x 4.2)

Patio doors out to rear garden and French doors lead into sittingroom, door leading to hallway.

**Sitting Room** 18'5 x 13'6 (5.6 x 4.1)

Cast iron open fireplace with timber surround, French doors lead to dining area.



**Guest Toilet** 4'7 x 4'2 (1.4 x 1.3)

WHB & WC, tiled floor.

### FIRST FLOOR

**Landing** 9'4 x 9'6 (2.9 x 2.92)

Carpet flooring, hotpress, access to attic

**Bathroom** 7' x 5'9 (2.1 x 1.5)

WHB, WC and Bath, Vinyl flooring.



**Bedroom 1** 13'10 x 12'9 (4 x 3.9)

T&G timber flooring

**Ensuite Bathroom** 7'05 x 7'08 (2.1 x 2.2)

WHB, WC and Shower – Triton T90z

**Bedroom 2** 15' x 10'4 (4.6 x 3.2)

Carpet flooring

**Bedroom 3** 11'6 x 9'4 (3.5 x 2.9)

T&G flooring



## SERVICES

- Gas fired central heating
- Mains water & Mains sewerage

## FEATURES

- Detached home
- Super location facing onto large green area
- Within walking distance of all village amenities
- ***Priced to sell*** – this home needs some TLC, so the new owner can put their own finish on it.

## LOCATION

Ballyragget is located 17k North of Kilkenny City. Glenvale is situated on the right coming into the village from Kilkenny. Drive towards the back of the estate, No.58 faces onto the green.

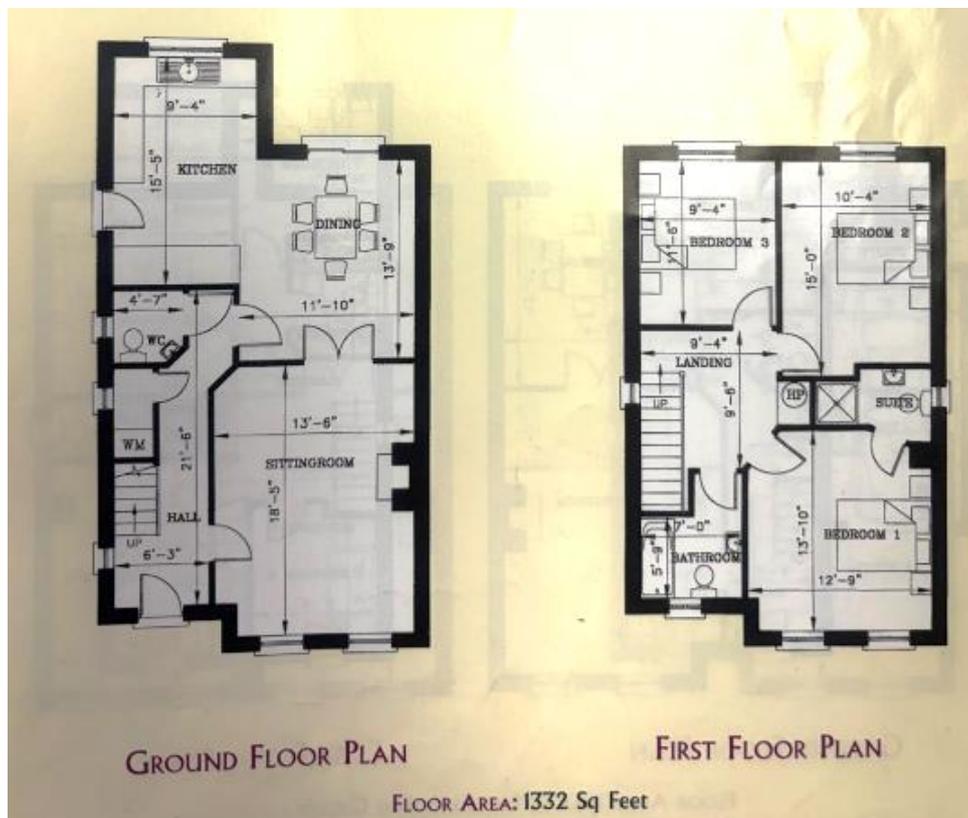


*Rear Gardens*

***GUIDE PRICE : €275,000***



*Facing onto a large green area, enjoying the county views*



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.