

SERVICES

- Gas fired central heating
- Telephone & ESB
- Mains water & sewerage

BER RATING B3 (Ber No 103264586)

EIRCODE R95 NHKO

FOLIO KK5138F

SALE TO INCLUDE

- All carpets, curtains and blinds (with the exemption of the dining room curtain)
- All fixtures and fittings and also the Rangemaster and American fridge freezer in the kitchen

DIRECTIONS

Glendine Heights is a mature estate located on the Castlecomer Road, but can also be accessed from the rear off the Ballyfoyle road, just beyond the entrance to the Kilkenny Golf Club on the opposite side. From the Castlecomer road, take the 2nd left and its down half way on the right hand side.



60 GLENDINE HEIGHTS, KILKENNY.

For Sale By Private Treaty



Sale of this beautifully presented 3 bedroom semi-detached home extending to c.1450 sq ft / 135 sq m in immaculate condition throughout. Sought after location with accommodation comprising of entrance hallway, kitchen, dining, sittingroom, tv rpp, utility, WHB & WC on the ground floor with 3 bedrooms and bathroom on the first floor.

GUIDE PRICE : €285,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:

GROUND FLOOR :

Entrance Hallway **6.9 x 15' 9 (2.10 x 4.6)**

Tiled floor with carpet stairwell to the first floor accommodation, storage cupboards underneath the stairs with small office area. To the right leads into the sittingroom, left to the kitchen.

Kitchen **11'07 x 15'8 (3.37 x 4.8)**

Porcelain tiled floor, kitchen units at floor and eye level, tiled between units, breakfast counter, corner display unit, includes 5 ring rangemaster with the hob on natural gas, oven is electric, extractor fan overhead. Also includes American fridge freezer, double doors into dining area and door out to the utility.



Dining Room **9'4 x 11'07 (2.8 x 3.3)**

Porcelain tiled floor, double doors out to kitchen.

TV Room **8'11 x 7'04 (2.47 x 2.14)**

Tiled floor; patio door leading out to walled in yard / garden to rear. Door to utility / toilet.

Utility / Toilet **10'02 x 7'06 (3.05 x 2.15)**

Tiled floor. Plumbed for washing machine and dryer, built-in storage. Door to rear. Toilet – includes WHB and WC with tiled floor.

Sitting Room **13'2 x 15'9 (3.96 x 4.8)**

Beautiful room bathing in natural sunlight with the two large floor to ceiling windows to the front. Features marble fireplace, carpet flooring.



Toilet **4'6 x 7'6 (1.4 x 2.3)**

WHB and WC. Tiled floor.

FIRST FLOOR :

Bedroom 1 **10'8 x 9'8 (3.3 x 2.9)**

Carpet flooring, built-in wardrobes and vanity unit. Timber panelled ceilings. Situated to the rear of the house.



Bedroom 2 **7'5 x 12'9 (2.2 x 3.93)**

Timber flooring, built-in wardrobes. Timber panelled ceilings. Middle bedroom.

Bedroom 3 (main) **16'7 x 11'7 (5.09 x 3.56)**

Carpet flooring, built-in wardrobes, lovely bright room to the front of the house. Timber panelled ceilings.



Bathroom **6'3 x 7'9 (1.9 x 2.4)**

WHB, WC and Shower with Triton T90z electric shower. Vinyl flooring.

This owners purchased this home in 2011 and have transformed the property into a beautiful family home. There is excellent attention to details in the decoration and design. The home benefits from generous proportioned living accommodation with the majority of rooms being bathed in natural light. An unexpected gem with this property is the fabulous garden to rear, in various levels with a concrete yard leading upto a stoned patio area with garden shed and then steps up to the top for the green fingers where there is a lovely vegetable patch and seating area, in total privacy with wonderful views over the city. Walled in newly tarmaced yard to the front of the house with ample parking for 3 cars.