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**PAT  
GANNON**

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

#### SERVICES

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

#### FEATURES

- Owner occupied
- Rear & Side gated access to walled in gardens
- End of row property, facing onto the green
- 4 bedrooms, 1 ensuite.
- Within walking distance of all city amenities

#### SALE TO INCLUDE

- All fixtures and fittings

**BER RATING** C2 – No. 107907016

**EIRCODE** R95K2Y5

**YEAR BUILT** 2000

**SIZE** 125m<sup>2</sup> / 1345 sqft



## 185 ROBERTSHILL, CIRCULAR RD, KILKENNY.

**FOR SALE BY PRIVATE TREATY**



#### 4 Bed End of Terrace

Nicely presented home, built in 2000, c.125m<sup>2</sup>. Accommodation is over three floors, comprising of entrance hallway, kitchen/dining, sitting room and toilet on ground floor, with three bedrooms (one ensuite) and bathroom on first floor, bedroom with walk-in wardrobe on second floor.

Owner occupied, worthy of inspection!

**GUIDE PRICE : €192,000**

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 All offers are subject to the property being unsold, let or withdrawn.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.

**ipav** Institute of Professional Auctioneers & Valuers

**SOCIETY OF  
CHARTERED  
SURVEYORS  
IRELAND**

**RICS** The mark of property professionals

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

**Entrance Hallway** 16'05 x 6'10 (4.87 x 1.82)

Laminate flooring. Carpet stairwell to first floor.

**Kitchen – Dining Area** 12'05 x 18'06 (3.65 x 5.48)

Kitchen units at eye and floor level. Tiled between units. Vinyl flooring. Belling oven and 4 ring hob with extractor fan overhead. Doors through to sitting room and hallway, & patio door to rear garden.



*Kitchen/ Dining Area*

**Sitting Room** 14'11 x 11'05 (4.26 x 3.35)

Laminate timber flooring. Gas fire with timber fireplace (tiled).

**Toilet** 6'09 x 3'01 (1.82 x 0.91)

Located underneath the stairs. WHB+WC. Dryer stored here. Tiled floor and backsplash.



*Sitting Room and downstairs Toilet*

### FIRST FLOOR

**Landing** 12'04 x 6'06 (3.65 x 1.82)

Carpet flooring, hotpress.

**Bathroom** 7'11 x 6'06 (2.13 x 1.82)

WHB, WC and Bath, tiled floor and tiled around the bath area.

**Bedroom 1** 8'10 x 11'08 (2.43 x 3.35)

Carpet flooring, beautiful built-in wardrobes.

**En Suite** 3'06 x 9'04 (0.91 x 2.74)

WHB+WC, Triton Shower, Vinyl flooring. Tiled around the shower.



*Main Bathroom, Master Bedroom and En-Suite*

**Bedroom 2** 9'04 x 11'06 (2.74 x 3.35)

Laminate flooring. Built in wardrobes.

**Bedroom 3** 9' x 6'04 (2.74 x 1.82)

Carpet flooring.

### SECOND FLOOR

**Landing** 6'07 x 8'10 (1.82 x 2.43)

Carpet flooring. Velux window. Built in storage.

**Bedroom 4** 12'09 x 9'08 (3.65 x 2.74)

2 Velux windows. Carpet flooring.



*Bedrooms 2 & 3*



*Bedroom 4 – on 2<sup>nd</sup> floor*