

FOLIO KK3431F

FEATURES

- Detached property on corner site facing main road
- Excellent location
- Double glazed windows
- Yard and lawn to rear
- Small block built shed to rear
- Located on the edge of the village, Kilkenny side of Ballyragget

SALE TO INCLUDE

- All carpets, blinds, curtains and light fittings
- All kitchen appliances

SERVICES

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

BER RATING - D2 (112319702)

LOCATION

Ballyragget is located 17km North of Kilkenny City. Glenvale is located on the right coming into village, drive through to back of estate, over to the right and it's the last property – prime location, not over looked front or rear. Glenvale is within walking distance of all village amenities, less than 10 mins drive to Cork / Dublin motorway.

23 BROOKFIELD, BALLYRAGGET, CO. KILKENNY. R95 F825

FOR SALE BY PRIVATE TREATY



Detached bungalow residence located on the edge of the village on the Kilkenny side of Ballyragget. Walled in front and rear garden. Accommodation includes entrance hallway, kitchen, living-dining room, sitting room, 3 bedrooms and bathroom. O.F.C.H.

GUIDE PRICE : €170,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway
12'04 x 5'10 (3.67 x 1.55)

Tiled floor, hot-press and coat closet

Kitchen
9' x 11' (2.74 x 3.35)

Kitchen units at floor and eye level, Includes electric cooker and extractor fan, plumbed for dishwasher. Tiled floor, door out to back yard.



Dining / Living Area
18' x 11'05 (5.45 x 3.37)

Tiled floor, built-in tv unit in corner

Sitting Room
14' x 12' (4.27 x 3.65)

Carpet flooring, cast iron fireplace with solid fuel stove, built-in unit

Hallway
17'05 x 3'02 (5.20 x 0.92)

Tiled floor, access to attic



Bedroom 1
10' x 11'04 (3.05 x 3.36)

Laminate timber flooring, built-in wardrobes

Bedroom 2
12' x 11'03 (3.65 x 3.36)

Laminate timber flooring, built-in wardrobes



Bedroom 3
11'05 x 10'03 (3.37 x 3.06)

Laminate timber flooring, built-in wardrobes

Bathroom
10' x 7' (3.05 x 2.13)

WHB, WC, Bath and Shower with Triton t90si electric shower, tiled floor and tiled 1/2 way up walls.

