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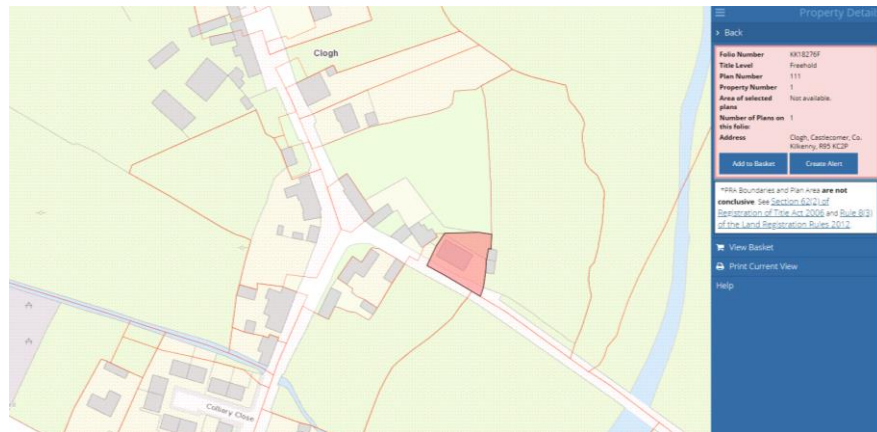
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**PAT  
GANNON**  
www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

<b>SERVICES</b>	Oil & Solid Fuel Central Heating Telephone & ESB Group water scheme Septic Tank 4G Broadband
<b>EIRCODE</b>	R95 KC2P
<b>FOLIO</b>	KK18276F
<b>TOTAL AREA</b>	c.1850 sq ft / 171.8 sq m internal measurement
<b>BER RATING</b>	To follow!
<b>GUIDE PRICE</b>	€220,000



## CLOGH, CASTLECOMER, CO. KILKENNY. R95 KC2P

FOR SALE BY PRIVATE TREATY



We are delighted to be offering this deceptively spacious detached family home for sale. Lovely stone wall to the front with parking to the right of the house, lawned area to the rear. Built in 1998, a roadside property in the village with school and all amenities a mere stroll away. Accommodation includes entrance hallway, kitchen-dining, sittingroom, utility, bathroom and 3 bedrooms. Additional 4 bedrooms and bathroom on the first floor.

**GUIDE PRICE : €220,000**

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 All offers are subject to the property being unsold, let or withdrawn.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



ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

**Entrance Hallway** 11'06 x 5'09 (11.06 x 5.09)  
**Hallway** 22'10 x 3'02 (6.07 x 0.92)  
Tiled floor, timber panelled ceiling.

**Kitchen** 17'09 x 9'10 (5.20 x 2.77)  
Kitchen units at floor and eye level, tiled floor in the kitchen area, laminate timber flooring in the dining area with Stanley solid fuel cooker, timber panelled ceiling, doors to hallway and utility room.



**Utility** 7' x 6'05 (2.13 x 1.84)  
Units at floor level, plumbed for washing machine and dryer. Door to rear yard/garden.

**Sitting Room** 13'07 x 13'01 (3.98 x 3.96)  
Laminate timber flooring, timber panelled ceiling, recess lighting, cast iron fireplace with timber surround, solid fuel stove.

**Bathroom** 6'07 x 7'06 (1.85 x 2.15)  
WHB, WC, Bath and Triton T90 electric shower, tiled floor to ceiling.



**Bedroom 1** 10' x 9'09 (3.04 x 2.77)  
Laminate flooring

**Bedroom 2** 10' x 9'11 (3.04 x 2.77)  
Laminate flooring, built-in wardrobe

**Bedroom 3** 13' x 10'10 (3.96 x 3.07)  
Main bedroom - laminate timber flooring.

**Toilet off main bedroom** 6'02 x 3'02 (1.83 x 0.92) WHB & WC



FIRST FLOOR

<b>Bedroom 4</b>	7'10 x 11'04 (2.16 x 3.36)	All bedrooms are finished as follows :  Timber panelled ceilings Laminate timber floor Velux window
<b>Bedroom 5</b>	10'07 x 8'03 (3.06 x 2.45)	
<b>Bedroom 6</b>	12'05 x 8'03 (3.97 x 2.45)	
<b>Bedroom 7</b>	13'04 x 8'03 (3.97 x 2.45)	
<b>Bathroom</b>	5'01 x 6'05 (1.53 x 1.84)	WHB, WC and Bath

