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MyHome.ie 

**PAT
GANNON** 

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Licence No: 003442

Auctioneer Valuer Estate Agent



KNOCKROE, BALLYRAGGET, CO. KILKENNY. R95 AE14.

FOR SALE BY PRIVATE TREATY



We are delighted to be offering for sale this detached residence beautifully maintained, in a lovely setting, located only a few hundred yards off the main road, with landscaped gardens and large yard to rear with separate entrance. Accommodation includes entrance hallway, kitchen-dining, utility, sittingroom, 3 bedrooms and bathroom with office / additional space on the first floor.

GUIDE PRICE : €275,000

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 All offers are subject to the property being unsold, let or withdrawn.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

RICS The mark of property excellence

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 7' x 12'5" (2.4 x 3.8)
Corridor 5'2" x 4'2" (1.6 x 1.3)
Tiled floor, pine stairwell to first floor accommodation, storage underneath stairs

Kitchen-Dining 12'5" x 14'8" (3.8 x 4.5)
Tiled floor, kitchen units at floor and eye level, tiled between units, Whirlpool oven with Belling 4 ring hob and extractor fan overhead, includes dishwasher and fridge freezer, door leading to utility.



Sitting Room 12'08" x 13'7" (3.7 x 4.2)
Semi-solid timber flooring, cast iron fireplace with timber surround – solid fuel stove. 3 windows in this room providing excellent natural light.

Utility Room 6'4" x 5'5" (1.95 x 1.7)
Tiled floor, plumbed for washer and dryer, door leading out to yard.



Bedroom 1 11'2" x 10' (3.4 x 3.04)
Carpet flooring

Bedroom 2 11'5" x 9'4" (3.5 x 2.9)
Carpet flooring



Bedroom 3 12'5" x 9'4" (3.8 x 2.9)
Timber flooring – this room is position to the front of the house and could be used as an addition living room.

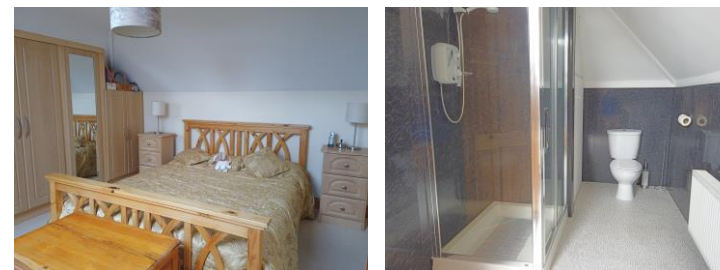
Bathroom 8'1" x 5'8" (2.5 x 1.8)
WHB, WC and Bath, Triton T90 electric shower.

ATTIC CONVERSION

Office 13'6" x 10'7" (4.1 x 3.3)
Built-in wardrobes full width of room, velux window.

Bathroom 6'4" x 13'6" (1.95 x 4.14)
WHB, WC and Triton Power Shower, vinyl flooring, with cladding on walls.

Landing 2'8" x 5'3" (0.8 x 1.6)



SERVICES

- Oil fired central heating
- Own well (built-in water softener)
- Septic Tank

FEATURES

- Double glazed PVC windows & doors
- Broadband connection available outside the door
- Small shed to rear – pump house (4½m x 3m)
- Large stone yard to rear with separate entrance
- Beautiful landscaped gardens
- Superb rural location, only a few hundred yards off the main road

SALE TO INCLUDE

- Carpets, curtains, blinds and light fittings
- Kitchen appliances as mentioned above

BER C2 (BER NO 113160105)

FOLIO KK40543F & KK17379F (Total 0.37 ha / 0.91 acres)

LOCATION This property is located only a short distance off the Ballyragget / Kilkenny road, 3-4 minutes drive outside Ballyragget. There will be a sign at the end of the road and on the property – from Ballyragget turn right at our sign and continue down over the bridge and it's the first property on the left.