

BER C3

SERVICES

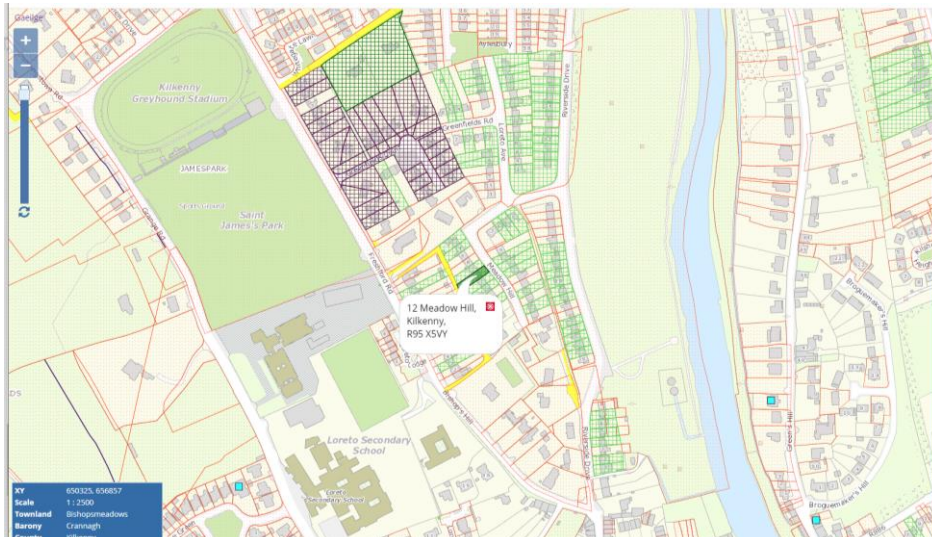
- Oil fired central heating
- Mains water & sewerage
- Telephone & ESB

SALE TO INCLUDE

- Carpets, curtains and light fittings
- Kitchen appliances – Hotpoint electric cooker, Zanussi washing machine

LOCATION

- Meadow Hill is located in by Riverside. From our office on John Street, head for the Freshford Road – go over Greens Bridge, taking a right / 2nd exit at the round about, and 100 yards up turn right into Riverside, continue a few hundred yards over this road and take the 1st left, continue straight and follow road around – No.12 is on the right!



12 MEADOW HILL, KILKENNY. R95 X5VY

FOR SALE BY PRIVATE TREATY



Two-storey semi-detached home and garage with walled in front and rear gardens. In a sought after location with accommodation comprising of entrance hallway, kitchen, diningroom and sittingroom on the ground floor, 3 bedrooms and bathroom on the first floor. O.F.C.H.

GUIDE PRICE : €235,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 6'04 x 6'03 (1.84 x 1.83)

Timber flooring, timber stairwell to the first floor accommodation, sitting room to the left, kitchen straight on.



Kitchen 10'05 c 7'08 (3.06 x 2.16)

Tiled floor, kitchen units at floor and eye level, tiled between units and ½ way up walls around the kitchen. Includes Zanussi washing machine and Hotpoint electric cooker. Door leading out to rear garden and door into dining room.

Dining Room 11'11 x 12' (3.38 x 3.65)

Timber flooring, brick fireplace with electric heater. Double doors into sitting room



Sitting Room 11'06 x 13'04 (3.37 x 3.97)

Timber flooring



FIRST FLOOR

Landing 5'09 x 8'11 (1.55 x 2.47)

Carpet flooring, hotpress, access to attic

Bedroom 1 12'11 10'09 (3.69 x 3.07)

Carpet flooring



Bedroom 2 9' x 9' (2.74 x 2.74)

Carpet flooring

Bedroom 3 12'05 x 10'10 (3.67 x 3.07)

Carpet flooring



Bathroom 7'04 x 5'07 (2.14 x 1.55)

WHB, WC and Bath with Triton T90 over the bath. Tiled floor, cladding on walls.

