Pat Gannon Auctioneers Ltd. 55 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com *Muffome.ie* **Caft.ie**



Licence No: 003442

Auctioneer Valuer Estate Agent

BER

SERVICES

• Oil fired central heating

C3

- 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!

indly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for naccuracy, 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 All offers are subject to the property being unsold, let or withdrawn.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 y 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 our exact requirements.

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

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

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



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

Tiled floor, kitchen units at floor and eye level, tiled between units and $\frac{1}{2}$ 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 Room11'11 x 12' (3.38 x 3.65)Timber flooring, brick fireplace with electric heater. Double doors into sitting room



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





FIRST FLOOR

Landing 5'09 x 8'11 (1.55 x 2.47) Carpet flooring, hotpress, access to attic

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



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

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



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.

