

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

MyHome.ie 

**PAT
GANNON** 

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

SERVICES Mains water and mains sewerage, oil fired central heating, alarmed.

SALE TO INCLUDE All carpets, curtains and light fittings, all fixtures and fittings – kitchen appliances, built-in wardrobes etc.

BER RATING

SIZE 1830 SQ FT

BUILT 1971

LOCATION This property is located on the Kilkenny side of Ballyragget as you drive into the village on the left hand side, before Super Valu. Street side property with parking outside the door and additional private parking in the yard to the left.



CASTLE STREET, BALLYRAGGET, CO. KILKENNY. R95 AY95

FOR SALE BY PRIVATE TREATY



Lovely street side two-storey detached property with yard to left with accommodation comprising of entrance porch, hallway, kitchen, sittingroom, livingroom and sunroom on the ground floor with 3 bedrooms and bathroom on the first floor. Excellent spacious accommodation throughout. Within walking distance of all village amenities, located on the Kilkenny side of Ballyragget as you enter the village.

GUIDE PRICE : €198,000

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 All offers are subject to the property being unsold, let or withdrawn.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

 Institute of Professional Auctioneers & Valuers   the mark of property excellence

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Porch 6'03 x 5'11 (1.82 x 1.52)
Tiled floor

Entrance Hallway 12'07 x 5'11 (3.66 x 1.52)
Timber flooring, carpet stairwell to first floor accommodation

Sitting Room 22' x 13'07 (6.7 x 3.96)
This is a bright spacious room with carpet flooring, cast iron fireplace with tile inset and electric fire; cornicing.



Living Room 16'07 x 10' (4.90 x 3.05)
Cast iron fireplace with tiled inset and Stanley solid fuel stove, door leads to hallway and into kitchen

Kitchen 13'04 x 13' (3.97 x 3.96)
Tiled floor, kitchen units at floor and eye level, includes dishwasher and washing machine, Stanley cooker, Indesit oven with 4 ring hob and extractor fan overhead, doors leading out to livingroom and to the sunroom.



Sunroom 13'06 x 9'09 (3.98 x 2.77)
Solid timber flooring, timber panelled ceiling, patio door leads out to back yard.



FIRST FLOOR

Landing 13'11 x 3'02 (4 x 0.92)
Carpet flooring, staire to attic, hotpress

Bedroom 1 16'04 x 8'11 (4.9 x 2.47)
Laminate timber flooring, WHB, 2 x windows



Bedroom 2 12' x 9'10 (3.65 x 2.77)
Carpet flooring, built-in wardrobes

Bedroom 3 12'04 x 9'10 (3.67 x 2.77)
Laminate timber flooring, built-in wardrobes, situated to the front of the house.



Bathroom 9'02 x 6'01 (2.75 x 1.83)
WHB, WC and Triton T90 electric shower, nicely tiled floor to ceiling.

