

This home was built in 2000 and extends to c.2,165 sq ft / 201 sq m internal measurement. Standing on c.0.43 Ha / 1.06 Acres just a short distance of the main Kilkenny / Ballyragget road, accessed via gated entrance to a gravel driveway with lawns front side and rear. Detached garage to the left of the house. DG PVC windows and doors.

Accommodation includes entrance porch, hallway, kitchen-dining, utility, livingroom, sittingroom, conservatory, toilet, 2 bedrooms ensuite on the ground floor with 2 bedrooms and bathroom on the first floor.

SERVICES Oil fired central heating, Septic Tank, Own water supply

BER RATING

SALE TO INCLUDE All fixtures and fittings, all carpets, blinds, curtains and light fittings, kitchen appliances – fridge freezer, Miele double oven, hob and extractor fan.

FEATRUES Bright spacious home extending to c.2,165 sq ft
Excellent location, less than 1km from Clinstown P School
Great living accommodation
Four double bedrooms with 2 ensuite

LOCATION Located a short distance off the main Kilkenny / Ballyragget road. Coming from Kilkenny take the 1st left turn after you passing the Clinstown Primary School, and this property is situated a short distance down on the right hand side. A lovely rural location only 7-8 minutes drive to Ballyragget, 10 minutes drive to Kilkenny.



CLINSTOWN, JENKINSTOWN, CO. KILEKNNY. R95 T971

C.24 ACRE RESIDENTIAL HOLDING

**FOR SALE BY PUBLIC AUCTION
On 20th OCTOBER, 2020 AT 2.30PM
IN THE NEWPARK HOTEL, KILKENNY.**

**Lot 1 : The Entire
Lot 2 : The Residence on 0.78 Acre
Lot 3 : c.23.2 Acres**



LOT 2 : 4 BEDROOM DETACHED DORMER STYLE RESIDENCE

Solicitor : Mr Martin Crotty, Poe Kiely Hogan Lanigan, Kilkenny. Ph : 056 7721063

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Porch 10' x 5'02 (3.05 x 1.53)
Tiled floor

Entrance Hallway 10'09 x 10'02 (3.07 x 3.05)
Carpet flooring, carpet stairwell to first floor accommodation, cornicing and feature archway



Hall 27'11 x 11'09 (8.26 x 3.38)
Carpet flooring, houses hotpress and coat closet / storage cupboard

Kitchen 15' x 10'10 (4.52 x 3.08)
Oak kitchen units at floor and eye level, tiled between units, includes integrated Miele double oven, Miele 4 ring electric hob with extractor fan overhead, vinyl flooring, cornicing: doors leading to utility and hallway.

Toilet 9' x 3; (2.74 x 0.91)
WHB & WC, Vinyl flooring

Living Room 14'06 x 11'09 (4.28 x 3.38)
Solid timber flooring, cornicing with centre piece



Sitting Room 27'11 x 11'09 (8.26 x 3.38)
Large bright room with carpet flooring, cast iron fireplace with marble hearth and surround, cornicing; French doors out to hallway and Patio doors leading out to the Conservatory.

Conservatory 11'11 x 15'10 (3.39 x 4.60)
Tiled floor



Bedroom 1 14'09 x 11'09 (4.30 x 3.38)
Carpet flooring, Ensuite Bathroom 8'09 x 2'11 (2.46 x 0.64) to include WHB, WC and Triton T90 electric shower.

Bedroom 2 14'09 x 11'09 (4.29 x 3.38)
Carpet flooring, Ensuite Bathroom 9' x 5'05 (2.74 x 1.54) to include WHB, WC, Shower with Triton T90z and bath.



FIRST FLOOR

Bedroom 3 16'07 x 10'08 (4.90 x 3.07)
T&G flooring

Landing 5'08 x 11'04 (1.54 x 3.36) & 8'10 x 8' (2.47 x 2.43)
Carpet flooring

Bedroom 4 16'07 x 13'09 (4.90 x 3.98)
Carpet flooring, built-in wardrobes

Bathroom 7'04 x 7'02 (2.14 x 2.14)
Vinyl flooring, WHB, WC and Bath.

