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MyHome.ie 

PAT
GANNON 

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

SERVICES

Septic tank and own water supply (well), oil fired central heating

SALE TO INCLUDE

All fixtures and fittings, all carpets, curtains and light fittings

BER

C3

HOUSE SIZE : 173.25 sq m / 1,865 sq ft

SITE AREA: 0.29 ha / 0.72 acre site (Folio KK24266F)



KILDERRY, JOHNSWELL, CO. KILKENNY. R95 T266

FOR SALE BY PRIVATE TREATY



Detached bungalow presented in excellent condition throughout, sitting on a fantastic $\frac{3}{4}$ acre site in an excellent location only 5 minutes from the city. Built in 2002, lawns front and rear with yard and garage to rear also. Accommodation includes entrance hallway, kitchen-dining, utility, sittingroom, 5 bedrooms, 1 ensuite and bathroom. Viewing By Appointment!

GUIDE PRICE : €350,000

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 All offers are subject to the property being unsold, let or withdrawn.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

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ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway 8'06 x 8'02 (2.46 x 2.44)
Tiled floor

Hallway 44'05 x 4'04 (13.42 x 1.23)
Tiled floor

Kitchen-Dining 30' x 12'02 (9.14 x 3.66)
Kitchen units at floor and eye level, tiled between units, door to utility, plumbed for washing machine. Dining area has timber flooring, patio door leading out to yard at rear of property



Utility 9'09 x 6'04 (2.77 x 1.84)
Tiled floor, units at floor and eye level with tiles between units; plumbed for washing machine. Back door out to garden at rear with door leading to toilet.

Toilet 3'02 x 6'04 (0.92 x 1.84)
WHB & WC; tiled floor

Sitting Room 16'06 x 14'04 (4.89 x 4.27)
Laminate timber flooring, large solid fuel stove with timber surround fireplace; features bay window



Bedroom 1 13'04 x 12' (3.97 x 3.65)
Laminate timber flooring

Bedroom 2 13'04 x 12' (3.97 x 3.65)
Laminate timber flooring

Bedroom 3 11'05 x 10'08 (3.37 x 3.07)
Laminate flooring, staircase to attic



Bathroom 6'09 x 4'07 (1.85 x 1.24)
Beautifully tiled floor to ceiling; WHB, WC and Shower are with Triton T90 electric shower.

Bedroom 4 10'07 x 12'03 (3.06 x 3.67)
Laminate flooring

Bedroom 5 11'07 x 11'04 (3.37 x 3.36)
Laminate flooring

Bedroom 6 16'06 x 11'05 (4.89 x 3.36)
Laminate flooring, ensuite bathroom

Ensuite Bathroom 5'06 x 5'05 (1.54 x 1.54)
WHB, WC and Shower off the mains, tiled floor to ceiling

