

**SIZE** c.2,300 sq. ft  
**FOLIO** KK24006F  
**BER RATING** B3 (Ber No 100820778)  
**AGE** c.9 years old

#### FEATURES

- This home is finished to a very high standard throughout, top quality! Excellent spacious accommodation throughout
- Main bathroom only recently finished – never used, two ensuite bathrooms.
- Central vacuum system
- Alarmed
- Home office on ground floor
- Private walled in garden to rear with electricity in the two sheds being left
- Located on the edge of the village enjoying both village and country life
- Part of a small exclusive development of 10 homes, all owner occupied.

#### SALE TO INCLUDE

- All carpets, curtains, blinds, and light fittings (with the exception of the Moroccan light fittings and white curtains on landing & those in sitting room)
- All fixtures and fittings

#### SERVICES

- Mains water & sewerage
- Oil fired central heating

#### LOCATION

Ballyragget is a busy village located 17km north of Kilkenny city, just 5 minutes' drive to Durrow / the Dublin / Cork road, 5 minutes' drive to Castlecomer. Daily buses running to Kilkenny / Waterford / Portlaoise. Riverside is located on the Durrow side of Ballyragget, before you go over the bridge leaving the village on the right-hand side. No.2 Riverside is the 2<sup>nd</sup> house in on the right-hand side (no sign up!)



## 2 RIVERSIDE, BALLYRAGGET, CO. KILKENNY. R95 C427.

FOR SALE BY PRIVATE TREATY



We are delighted to be offering for sale this specular detached family home, beautifully presented throughout with excellent bright spacious accommodation, tarmac driveway, private walled in garden to rear. This home has to be seen to be appreciated. Accommodation comprises of entrance hallway, kitchen-dining-living, sitting room, office, utility, and toilet on the ground floor with 4 bedrooms, 2 ensuite and main bathroom on first floor.

**GUIDE PRICE : €325,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

**Entrance Hallway**  
14'04 x 11'06 (4.27 x 3.35)

Bright spacious hallway, beautifully decorated, setting the tone for what's to follow throughout the house. Timber stairwell to the first-floor accommodation, office to the left, sitting room right and the kitchen straight ahead.



**Kitchen-Dining Area**  
27' x 10'02 (8.23 x 3.05)

Open plan kitchen-dining-living area with doors leading to utility, hallway and double doors to the sitting room. Patio doors out to walled in rear garden. Bespoke kitchen units at floor and eye level, free standing island, appliances included are the Samsung American style fridge freezer, Bosch dishwasher, De Dietrich oven with 4 ring hob and extractor fan overhead. Porcelain tiled floor throughout, recess lighting.



**Sitting Room**  
16'04 x 12'08 (4.89 x 3.68)

Solid timber flooring, marble fireplace with electric fire, corning with centre piece, French doors to dining area.



**Office**  
15'04 x 12'01 (4.58 x 3.66)

Solid timber flooring, built-in units / shelving on one wall; corning with centre piece.

**Utility**  
13'02 x 11'11 (3.96 x 3.39)  
(includes Toilet)

Porcelain tiled flooring, walls beautiful tiled with Moroccan tiles. Vacuum system is housed here. Built-in units plumbed and includes washing machine and dryer. Doors to toilet and door to rear yard / garden.

**Toilet**  
5'05 x 6'05 (1.53 x 1.84)

WHB and WC. Tiled floor

### FIRST FLOOR

**Landing**  
15' x 12' (4.57 x 3.65)

Solid timber flooring, recess lighting, access to attic, hot-press

**Bedroom 1**  
14' x 12'10 (4.26 x 3.68)

Solid timber flooring, walk-in wardrobe, ensuite bathroom

**Ensuite Bathroom**  
5'02 x 6' (1.53 x 1.83)

Nicely tiled floor to ceiling with WHB, WC and Hydramax Power shower. Recess lights



**Bedroom 2**  
12'10 xc 9' (3.67 x 2.74)

Solid timber flooring

**Bedroom 3 (Dressing Room)**  
10'08 x 12'08 (3.07 x 3.68)

Solid timber flooring, built-in wardrobes full width of room.

**Bedroom 4**  
13'09 x 12'10 (3.9 x 3.7)

Solid timber flooring, walk-in wardrobe, ensuite bathroom. This room is to the rear of the house over the living area, enjoying an abundance of natural light with two windows.



**Ensuite Bathroom**  
7'09 x 6'03 (2.16 x 1.84)e

WHB, WC and Mira electric shower, beautifully tiled floor to ceiling, recess lighting

**Main Bathroom**  
11'10 x 7'03 (3.38 x 2.14)

WHB, WC, Bath and Double shower with Triton T90 sr electric shower, heated radiator, recess lighting, beautifully tiled floor to ceiling. This bathroom is newly done – hasn't been used!

