

## SERVICES

- Gas fired central heating
- Mains water & mains sewerage

BER TO FOLLOW

## FEATURES

- 4 Bedrooms, 3 bathrooms
- Utility
- End of Row property with gated side access to rear
- Green to front with parking space directly opposite the house.
- Within walking distance of all city amenities

## SALE TO INCLUDE

Kitchen appliances – washer, dryer, dishwasher, fridge freezer, cooker and hob with extractor fan overhead. All carpets, curtains, blinds and light fittings.



# 178 ROBERTSHILL, CIRCULAR RD, KILKENNY. R95 X5F1

**FOR SALE BY PRIVATE TREATY**



Lovely four bedroom end of terrace residence with accommodation over 3 floors comprising of entrance hallway, kitchen-dining-living, utility on the ground floor, 3 bedrooms, 1 ensuite and bathroom on the first floor and bedroom with bathroom on the top floor. G.F.C.H. Walled in garden to the rear. Parking opposite the house in front of the green.

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

#### **Entrance Hallway** 7' x 5' (2.13 x 1.54)

Tiled floor, carpet stairwell to first floor accommodation; door leading into kitchen-dining-living area.

#### **Kitchen-Dining-Living** 18'07 x 12'07 (5.51 x 3.67)

14'06 x 15'02 (4.23 x 4.57)

Kitchen units at floor and eye level, tiled between units, includes Belling fridge freezer, Zanussi dish washer, Bosch oven with 4 ring gas hob; tiled floor, patio door leading out to slabbed patio area with walled in garden. Door into small utility area which includes washing machine and dryer. Laminate timber flooring in the sitting room with tiled fireplace with timber surround and gas fire.



### FIRST FLOOR

#### **Bedroom 1** 12'03 x 11'09 (3.67 x 3.38)

Carpet flooring, built in wardrobes full width of room with vanity unit. Ensuite Bathroom

#### **Ensuite Bathroom** 9'02 x 3'04 (2.75 x 0.93)

WHB, WC and Shower with Triton T80, tiled floor to ceiling



#### **Bedroom 2** 9'02 x 11'02 (2.75 x 3.36)

Carpet flooring, built-in wardrobes with vanity unit.

#### **Bedroom 3** 6'03 x 9'02 (1.84 x 2.75)

Carpet flooring, built-in wardrobe

#### **Bathroom** 7'10 x 6'05 (2.16 x 1.84)

WHB, WC and Bath, tiled floor and tiled half way up walls.



### SECOND FLOOR

#### **Landing** 7'09 x 7'09 (2.16 x 2.16)

Carpet flooring, velux window

#### **Bedroom 4** 11'08 x 10'03 (3.34 x 3.06)

Carpet flooring, built-in wardrobe; velux window. Ensuite Bathroom

#### **Ensuite Bathroom** 6'08 x 7'08 (1.85 x 2.16)

WHB, WC and Bath. Tiled floor and walls. Velux Window.

