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



Licence No: 003442

Auctioneer Valuer Estate Agent





SERVICES

- Gas fired central heating
- Telephone & ESB
- Mains water & Sewerage

FEATURES

- Owner occupied in pristine condition
- Three double bedrooms, 2 bathrooms & toilet on ground floor
- Parking to front and private walled in yard and garden shed to rear
- Within walking distance of all city amenities

SALE TO INCLUDE :

- All carpets, curtains, blinds and light fittings.
- 4 ring gas hob and oven.
- Garden shed

BER RATING



FOR SALE BY PRIVATE TREATY



This is a beautifully presented 3 bed mid-terraced property extending to c.108.7 sq m/ 1170 sq ft with accommodation over three floors comprising of entrance hallway, kitchen-dining, sittingroom on the ground floor, 2 double bedrooms and bathroom on the first floor and master bedroom ensuite with walk-in wardrobe on the 2nd floor. Parking to the front with private walled in yard to rear with shed. This home is owner occupied and worthy of inspection!

GUIDE PRICE : €225,000

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 All offers are subject to the property being unsold, let or withdrawn.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

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ACCOMMODATION COMPRISES OF THE FOLLOWING:~

GROUND FLOOR

Entrance Hallway

14'07 X 6 (4.3 X 1.8)

Warm welcoming hallway with tiled floor, carpet stairwell to the first floor, storage underneath stairs and WHB & WC.



Kitchen – Dining Area 14'07 X 13'08 (4.3 X 4)

Kitchen units at floor and eye level, tiled between units, includes built-in oven and 4 ring gas hob, patio door leading out to private enclosed yard to rear and French doors leads into the sittingroom.



Sitting Room 15'04 x 10'01 (4.6 x 3.0) Timber laminate flooring, wood fireplace with gas fire inset. French doors leading into kitchen.



FIRST FLOOR

Landing

Carpet flooring, hotpress.

Bedroom 1 Carpet flooring, TV point 9'11 x 14'08 (2.8 x 4.3)



Bedroom 2 9'09 x 11'04 (2.8 x 3.4) Carpet flooring, includes free standing wardrobe.

Bathroom6'01 x 8'01 (1.83 x 2.4)WHB, WC and Bath, tiled floor and tiled around the bath area, shower over bath.



SECOND FLOOR

Landing Carpet flooring 7'02 x 3'01 (2.14 x 0.92)

Shower Room6'06 x 7'01 (1.85 x 2.1)WHB, WC and Shower – Triton Electric Shower. Tiled floor and tiled around shower. Velux
Window

Bedroom 3 12'11 x 12'07 (3.7 x 3.6) Carpet flooring, 2 velux windows, closet / walk in wardrobe.