

**HOUSE SIZE** c.1300 sq ft 120.7 sq m (internal measurement)

**FOLIO** Part of Folio KK18055

**LOCATION**

Super location on the outskirts of the village within the 50km zone. As you arrive into Johnstown from the Kilkenny / Freshford side, take a right turn towards Durrow, drive up through the village, past the petrol station / Spar on the left and the house is sign posted on the right hand side.



*Rear View of House*



*Driveway with garden to rear*

## DUBLIN RD, JOHNSTOWN, CO. KILKENNY. E41 RK37

**FOR SALE BY PRIVATE TREATY**



Lovely bungalow residence on a mature c.1 acre site located on the outskirts of the village on the Durrow side of Johnstown. Lawns front and rear, with detached garage and small shed to rear.

Accommodation includes entrance hallway, kitchen, diningroom, sittingroom, 4 bedrooms and bathroom. This property was built in 1970 and has been well maintained throughout.

**GUIDE PRICE : €295,000**



**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**Entrance Hallway** 5'9 x 13'2 (1.9 x 4.0)

Solid timber flooring, coving with centre piece, the sitting room is into the right, kitchen & dining straight on..

**Hallway**

Solid timber flooring, hotpress and staire to attic.



**Kitchen** 13'3 x 11'6 (4. X 3.5)

Oak kitchen units at floor and eye level, tiled between units, includes dishwasher & electric cooker, vinyl flooring, doors leading to rear garden, diningroom and hallway...

**Dining Room** 14'7 x 12'7 (4.5 x 3.9)

Carpet flooring, two large windows to rear and side of the house, coving with centre piece, doors leading to kitchen and hallway...



**Sitting Room** 13'9 x 12'7 (4.2 x 3.9)

Carpet flooring, stone fireplace with shelves built-in to both sides, coving with centre piece.



**Bedroom 1** 8'8 x 8'5 (2.7 x 2.2)

Carpet flooring, situated to front of house

**Bathroom** 8'9 x 7'09 (2.7 x 2.2)

WHB, WC, Bath and Triton T90sr shower, tiled floor and tiled ½ way up walls.

**Bedroom 2** 11'7 x 9'9 (3.6 x 3.0)

Carpet flooring, situated to front of house



**Bedroom 3** 13'5 x 9'9 (4.1 x 3.0)

Carpet flooring, situated to front of house, large front window with 2 windows to the side.

**Bedroom 4** 11'9 x 11'3 (3.6 x 3.4)

Timber flooring, built-in wardrobes – situated to rear of house.



**OUTSIDE**

Beautiful mature gardens front and rear, with a small orchard to the rear of the site. Detached garage to left rear of house with boiler house and storage shed to rear.



**BER** D1 (Ber No 114293798)

**SERVICES** Mains water, septic tank on site, Oil fired centra heating.

**SITE AREA** c.1 Acre (4048 sq m)