

## MOATE ROAD, BALLYRAGGET, CO. KILKENNY. R95 F4A7

**For Sale By Private Treaty**



Detached cottage on a long narrow site of 0.22 ha / 0.54 acres, located within walking distance of the village. Accommodation includes entrance hallway, kitchen, sittingroom, 3 bedrooms and bathroom. Small shed off the house to the front with detached garage to the rear.

**GUIDE PRICE : €148,000**



## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

**Entrance hallway** 3' x 6'09 (0.91 x 1.9)  
Tiled floor

**Kitchen** 6'10 x 8'10 (1.9 x 2.5)  
Tiled floor, units at floor level, includes washing machine, fridge freezer and electric cooker.



**Sitting Room** 11'04 x 12'03 (3.4 x 3.7)  
Carpet flooring, open fireplace with marble surround

**Bathroom** 6'07 x 8'01 (1.8 x 2.4)  
WHB, WC and Bath with Triton T90 nelectric shower. Tiled floor and tiled around shower area. Hotpress / water tank



**Bedroom 1** 7'10 x 12'02 (2.2 x 3.7)  
Carpet flooring

**Bedroom 2** 15'02 x 9' (4.6 x 2.7)  
Carpet flooring – fireplace

**Bedroom 3** 14'10 x 9'11 (4.3 x 2.8)  
Carpet flooring



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

**FEATURES** Long narrow site – potential to extend  
Located within walking distance of the village  
Great potential to turn into a lovely family home

**SALE TO INCLUDE** all fixtures and fittings

**FOLIO** KK31178F

**BER RATING** (to follow)

