

SERVICES	Oil fired central heating, mains water and mains sewerage
BER RATING	to follow
SALE TO INCLUDE	All carpets, curtains and light fittings. Option to include all stainless wear in the shop unit & prep room, pizza oven, fryers / grills / fans.
LOCATION	Ballyragget is located 17km North of Kilkenny City, from Kilkenny take the N77 road (Castlecomer Rd) for about 5km, take left at junction for Durrow / Ballyragget, follow this road into Ballyragget and Grove Terrace is on the left as you enter village – Sign Up! Centrally located with daily buses running to Kilkenny / Castlecomer / Portlaoise Local primary schools for boys and girls School buses to Kilkenny / Ballinakill / Castlecomer
TITLE	Freehold



7 Grove Terrace, Ballyragget, Co Kilkenny. R95 P8K8.

FOR SALE BY PRIVATE TREATY



Two-storey mid-terraced residence with accommodation comprising of entrance hallway, kitchen, livingroom, bathroom and bedroom on ground floor with 2 bedrooms and toilet on the first floor. Enclosed garden to front with long narrow garden to rear.

GUIDE PRICE : €155,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 3'01 x 5'07 (0.92 x 1.5) timber flooring, carpet stairwell to first floor

Living Room 11'09 x 11'05 (3.5 x 3.4) Oak timber flooring, open fireplace



Kitchen 11'09 x 9'06 (3.5 x 2.8) Oak flooring, solid fuel stove, units at eye level, door to bathroom and porch leading out to rear.

Shower room 5'07 x 5'03 (1.5 x 1.5) WHB, WC & Shower with Triton T80z, tiled floor with classing on wall around shower area.

Bedroom 6'11 x 12' (1.9 x 3.6) Carpet flooring, cast iron fireplace

Utility 5'03 x 5'10 (1.5 x 1.6) Gas cooker, door leading out to rear



FIRST FLOOR

Bedroom 1 11'11 x 11'09 (3.4 x 3.3) Carpet flooring

Toilet 2'08 x 3'03 (0.6 x 0.9) WC



Bedroom 2 10'03 x 7'07 (3.0 x 2.1) Carpet flooring

Landing 5'07 x 4'03 (1.5 x 1.2) Carpet flooring

