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

Licence No: 003442



Auctioneer Valuer Estate Agent

SERVICES Oil fired central heating, mains water and mains sewerage to follow BER RATING 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



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 All offers are subject to the property being unsold, let ar withdrawn.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

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 $11'09 \ge 9'06 \quad (3.5 \ge 2.8)$ level, door to bathroom and porch leading out to rear.

Oak flooring, solid fuel stove, units at eye

Shower room $5'07 \times 5'03$ (1.5 x 1.5) floor with classing on wall around shower area.

WHB, WC & Shower with Triton T80z, tiled

 Bedroom
 6'11 x 12' (1.9 x 3.6)

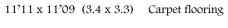
 Utility
 5'03 x 5'10 (1.5 x 1.6)

Carpet flooring, cast iron fireplace Gas cooker, door leading out to rear



FIRST FLOOR

Bedroom 1 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

