

<b>SERVICES</b>	Solid fuel central heating Mains water Mains sewerage
<b>BER RATING</b>	To follow
<b>FEATURES</b>	Detached home on a beautiful site Large garage to rear Tarmac drive up and around the house Front and Rear Gardens – not overlooked to rear Within walking distance of all village amenities
<b>SALE TO INCLUDE</b>	All curtains and light fittings, washing machine and dishwasher, fridge freezer.
<b>LOCATION</b>	Ballyragget is located North of Kilkenny c.20 mins drive with daily buses to Kilkenny and Castlecomer. The national school is just a few 100 yards up the road. Castlecomer is 7-8 mins drive. Durrow 7-8 mins drive.



*Rear and Front Gardens*

# High Street, Ballyragget, Co. Kilkenny. R95 F8K8

**FOR SALE BY PRIVATE TREATY**



This is an excellent opportunity to acquire a detached home on a beautiful site, not overlooked with front and rear gardens, tarmac drive, large garage, within walking distance of all village amenities. Accommodation includes entrance hallway, kitchen-dining, sittingroom, 3 bedrooms and bathroom.

**GUIDE PRICE : €250,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**GROUND FLOOR**

**Entrance Hallway** 6'01 x 6'03 (1.8 x 1.8)

**Hallway** 17'09 x 3'06 (5.2 x 0.91)



**Clock Room** 6'01 x 4'01 (1.8 x 1.2)

**Kitchen** 17'06 x 11'07 (5.2 x 3.3)



**Sitting Room** 18'05 x 13'05 (5.5 x 4)

**Bedroom 1** 12'07 x 10'04 (3.6 x 3.0)



**Bedroom 2** 11'0 x 8'10 (3.47 x 2.4)

**Bedroom 3** 10'10 x 10'05 (3 x 3)

**Bathroom** 5'09 x 10'04 (1.5 x 3)



*Bedrooms 1 & 2*



*Bathroom & Bedroom 3*

