

<b>SERVICES</b>	Oil fired central heating, on a group water scheme, septic tank
<b>BER RATING</b>	B2 (Ber No 105174676)
<b>FEATURES</b>	5 Bedroom property, with one bedroom ensuite on ground floor 2 Bathrooms, 2 ensuite Large site 0.48 ha/ 1.1 Acres Lovely site with fantastic views of the surrounding countryside Zoned heating Alarmed Fibre Broadband
<b>SALE TO INCLUDE</b>	All kitchen & utility appliances
<b>LOCATION</b>	Lovely rural location only 2.9km from the main road (Kilkenny – Carlow) 8.8km to Paulstown, 8.4km to M9 (motorway, 14km to Kilkenny City, 1hr 15mins to Dublin airport.
<b>HOUSE AREA</b>	2,560 sq ft / 238 sq m
<b>SITE AREA</b>	0.48 ha / 1.1 Acres
<b>GUIDE PRICE</b>	€420,000



**Front & Rear View**

**Viewing Strictly By Appointment**

## Ard Na Creige, Ballinvalley, Clifden, Co. Kilkenny. R95 DF70

**FOR SALE BY PRIVATE TREATY**



This is an excellent bright spacious dormer bungalow built in 2004, standing on a 0.48 ha / 1.1 acre site with fantastic views of the surrounding countryside. Accommodation includes entrance hallway, kitchen, dining, sittingroom, utility, office, ensuite bedroom and bathroom on the ground floor with 4 bedrooms, 1 ensuite and bathroom on first floor. Gravel driveway, lawns front and rear.



**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**GROUND FLOOR**

**Entrance Hallway** 23'07 x 15' (7.03 x 4.6) Bright spacious hallway, with porcelain tiles



**Sitting Room** 19'07 x 14'02 (5.8 x 4.3) Laminate timber flooring, cast iron fireplace with timber surround, feature corner windows, cornicing with centre piece

**Kitchen** 18'09 x 11'10 (5.5 x 3.4) Kitchen units at floor and eye level, tiled between units, recess lighting, tiled floor, Includes oven, hob, extractor fan, Integrated fridge, dishwasher, doors lead to utility, dining room and hallway.



**Dining Room** 10'02 x 8'07 (3 x 2.4) Laminate timber flooring, cornicing

**Utility Room** 6'06 x 7'05 (1.8 x 2.1) Tiled floor, includes washing machine, dryer & chest freezer, door leads out to rear of house.

**Bedroom 1** 12'09 x 10'10 (3.7 x 3.1) Laminate timber flooring

**Ensuite Bathroom** 8'09 x 3'03 (2.5 x 0.9) Tiled floor and tiled around shower area, WHB, WC and Shower off mains.



**Office** 12'09 x 8'06 (3.7 x 2.4) Laminate flooring

**Bathroom** 6'08 x 7'05 (1.8 x 2.1) Tiled floor, tiled around shower and bath area, WHB, WC and Jacuzzi Bath

**FIRST FLOOR**

**Bathroom** 13'07 x 8' (4 x 2.4) WHB, WC and Corner Bath, tiled floor, tiled around shower and bath area.

**Bedroom 2** 16'02 x 11'06 (4.9 x 3.4) T&G flooring, access to attic



**Bedroom 3** 16'02 x 11'06 (4.9 x 3.4) T&G Flooring

**Bedroom 4** 13'10 x 14'01 (0.9 x 4.3) T&G flooring

**Main Bedroom** 15'10 x 13'11 (4.6 x 4) T&G flooring with walk-in wardrobe

**Ensuite Bathroom** 6'08 x 7'08 (1.8 x 2.1) WHB, WC and Triton T90z shower, tiled floor and tiled around the shower area.

