

SERVICES	Oil fired central heating (2 oil tanks, 1 serves the heating, the 2 nd for the stove) Mains water & mains sewerage CCTV & Alarm Electric Gated Entrance
FEATURES	Beautifully presented throughout Super location 5 Bed 1 Bath Garage, Haybarn and numerous out-buildings Water available in the 3 sheds and yard
SALE TO INCLUDE	All carpets, curtains and light fittings, built-in kitchen appliances, new stove in kitchen.
LOCATION	On the outskirts of the city in a super location – only 500m past Kilcreene Hospital on the right hand side, 3km to The Parade, Kilkenny. 1hr 30 mins Dublin Airport
BER RATING	D2 (NO 116335001)



DICKSBOROUGH, KILKENNY. R95 KP7X

FOR SALE BY PRIVATE TREATY



C.10 ACRE RESIDENTIAL HOLDING ON THE OUTSKIRTS OF THE CITY
(Can be offered in 1 or 2 lots)

Lot 1 : The Entire Lot 2 : House on c.1 Acre Lot 3 : c.9 Acres

Deceptively spacious two-storey 5 bed detached home in a super location, beautifully presented throughout. Accessed via electric gated entrance to yard with haybarn to the left and 2 out-houses to the right, enclosed cobblelock area around the house with mature lawns to the right. The lands stretch back behind the house.

GUIDE PRICE : €795,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Porch	5'09 x 4'11 (1.55 x 1.25)	Carpet flooring
Hallway	2'10 x 21'11 (0.64 x 3.7)	Carpet flooring, stairs to first floor accommodation, storage underneath stairwell.
Sitting Room	13'06 x 12'09 (3.9 x 3.6)	Carpet flooring, marble fireplace with Dimplex electric fire



Kitchen	12' x 11'01 (3.6 x 3.4)	Oak kitchen units at floor and eye level, tiled between units, timber panelled ceiling. Oil stove.
Pantry	5'05 x 4' (1.53 x 1.21)	Vinyl flooring, shelved out
Living Room	11' x 9'02 (3.3 x 2.7)	Carpet flooring
Bedroom 1	11'09 x 9' (3.4 x 2.7)	Carpet flooring, built-in wardrobes (beside bathroom)
Bedroom 2	11'02 x 8'07 (3.35 x 2.45)	Carpet flooring, built-in wardrobes



Bathroom	6'10 x 6'05 (1.85 x 1.8)	WHB, WC and Shower, heated radiator, nicely tiled floor to ceiling, built-in vanity unit.
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Back

Property Details

Folio Number	KK17129
Title Level	Freehold
Plan Number	3017
Property Number	1
Area of selected	4.06 hectares.
Number of Plans on this folio:	2
Address	Dicksborough, Kilkenny, R59 KP7X

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*FSA Boundaries and Plan Area are not conclusive. See Section 62(2)(a) Registration of Title Act 2006 and Rules 8(2) of the Land Registration Rules 2012.

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DICKSBOROUGH

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Townland Dicksborough

Barony Shillelogher

County Kilkenny





FIRST FLOOR

- Bedroom 3** 13'07 x 10'10 (3.9 x 3.7) Twin room, carpet flooring
- Bedroom 4** 10'10 x 10' (3.07 x 3.04) Carpet flooring, built-in wardrobes
- Bedroom 5** 13'07 x 10'01 (3.9 x 3.04) Carpet flooring, timber panelled ceiling, built-in units, fireplace with timber surround.

