

This home was purchased by the current owners early 2019 and its been completely modernised throughout. Built in 2005 and extending to 117.5 sq m internal measurement.

**SERVICES** Dual heating system – both Gas fired central heating & a solid fuel stove in the living area, mains water and mains sewerage.

**SALE TO INCLUDE** Carpets, curtains and light fittings, all built-in appliances / fixtures and fittings.

**LOCATION** Chapelfield is located in the centre of the town within walking distance of all amenities. On entering the estate, continue down towards the green and the house is on the right hand side – sign up!

**BER RATING** C1

**FEATURES**

- Beautifully presented throughout
- 4 bedrooms, 3 bathrooms
- Not overlooked to the rear and looking onto green at the front.
- Within walking distance of all amenities and a 2 mins drive to the M8 Motorway

**GUIDE PRICE** €225,000



# 56 Chapelfield, Urlingford, Co. Kilkenny. E41 Y304

**FOR SALE BY PRIVATE TREATY**



Four bedroom semi-detached home beautifully presented throughout – ready to walk into! Located within walking distance of all village amenities and only 2 mins drive from M8 Motorway. Accommodation includes entrance hallway, kitchen-dining, livingroom, utility and toilet on the ground floor with 4 bedrooms, 1 ensuite and bathroom on first floor.



## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

**Entrance Hallway** 5'3 x 4'3 (1.6 x 1.3)  
6' x 8'4 (1.8 x 2.6)

Tiled floor, Hotpress, carpet stairwell to first floor.  
Recess lighting

**Kitchen - Dining** 21' x 10'7 (6.4 x 3.3)

Tiled floor, kitchen units at floor and eye level, tiled between units. Includes electric oven, Neff hob and extractor fan overhead, Beko dishwasher, Beko Fridge, patio doors lead out to walled in back garden, door to utility room opening into living room off the dining area.

**Living Room** 12'8 x 10'7 (3.9 x 3.3)

Laminate timber flooring, solid fuel stove with timber surround fireplace.

**Utility Room** 10'8 x 5' (3.3 x 1.5)

Tiled floor, units at floor level, with shelving overhead, plumbed for washing machine and dryer, door leads out to back garden.

**Toilet** 5'7 x 4' (1.7 x 1.2)

WHB & WC, Tiled flooring.



*Living Room off the Kitchen-Dining*



**Bedroom 1** 11'6 x 8'4 (3.5 x 2.6)  
Carpet flooring, free standing wardrobe

**Bedroom 2** 13'7 x 8'7 (4.2 x 2.7)  
T&G flooring

**Bedroom 3** 8'9 x 9'8 (2.7 x 2.9)  
Carpet flooring, free standing wardrobes

**Bedroom 4** 12'8 x 11'5 (3.9 x 3.5)  
Carpet flooring, free standing wardrobes

**Ensuite** 7'9 x 2'9 (2.4 x 0.83)  
WHB, WC, Triton T90sr electric shower, tiled floor to ceiling.

**Bathroom** 7'9 x 5'8 (2.4 x 1.8)  
WHB, WC and Bath, tiled floor to ceiling.

