

25 Westfield, Outrath Road, Kilkenny. R95 YY1X



- ✓ Dormer Bungalow Residence
- ✓ Semi-detached
- ✓ 3 Bedrooms, 2 Bathroom
- ✓ End of Row Property
- ✓ Super location
- ✓ Within walking distance of schools, Lidl, Aldi, Loughboy Shopping Centre & 2 mins drive to ring-road
- ✓ BER Rating C1 (to follow)

Guide Price : €265,000



ACCOMMODATION

GROUND FLOOR

Entrance Hallway 1'3 x 11'10 (1.2 x 3.4)

Kitchen-Dining 14'8 x 10'08 (4.3 x 3.1)

Sitting Room 9'05 x 10'08 (2.8 x 3.1)

Bedroom 1 10'02 x 9'06 (3 x 2.8)

Bathroom 6'04 x 6'06 (1.8 x 1.8)

FIRST FLOOR

Bedroom 2 13'07 x 9'09 (4 x 2.8)

Toilet 3'01 x 3'07 (0.91 x 0.94)

Bedroom 3 10'06 x 13'08 (3.1 x 4)



Services

- ✓ Oil fired central heating
- ✓ Mains Water
- ✓ Mains Sewerage
- ✓ Fibre Broadband

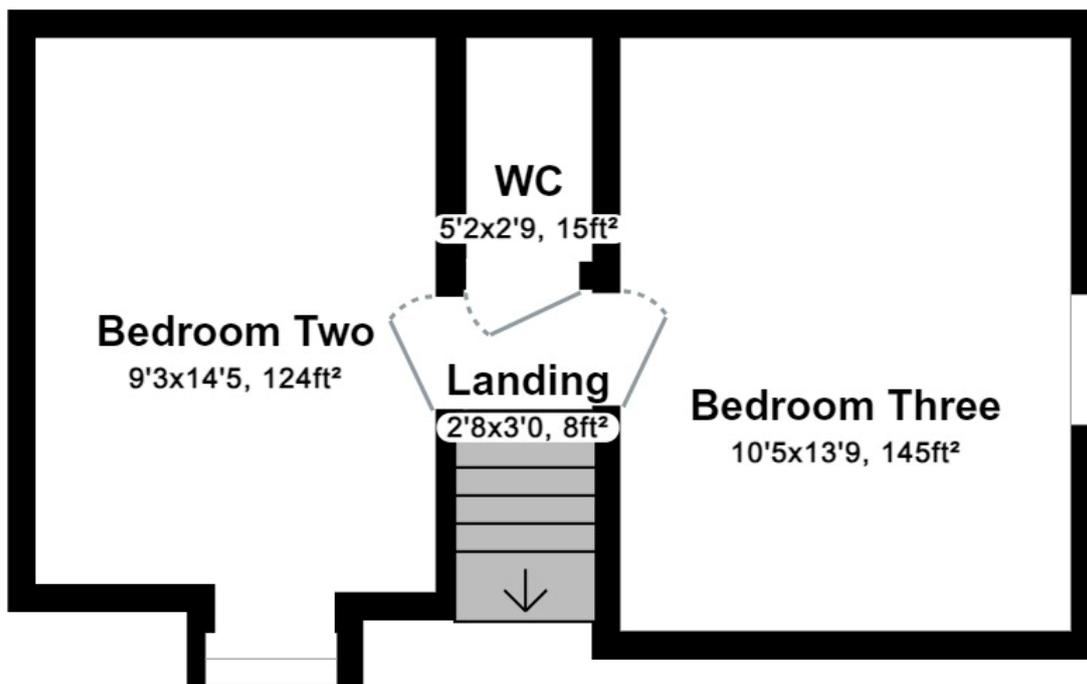
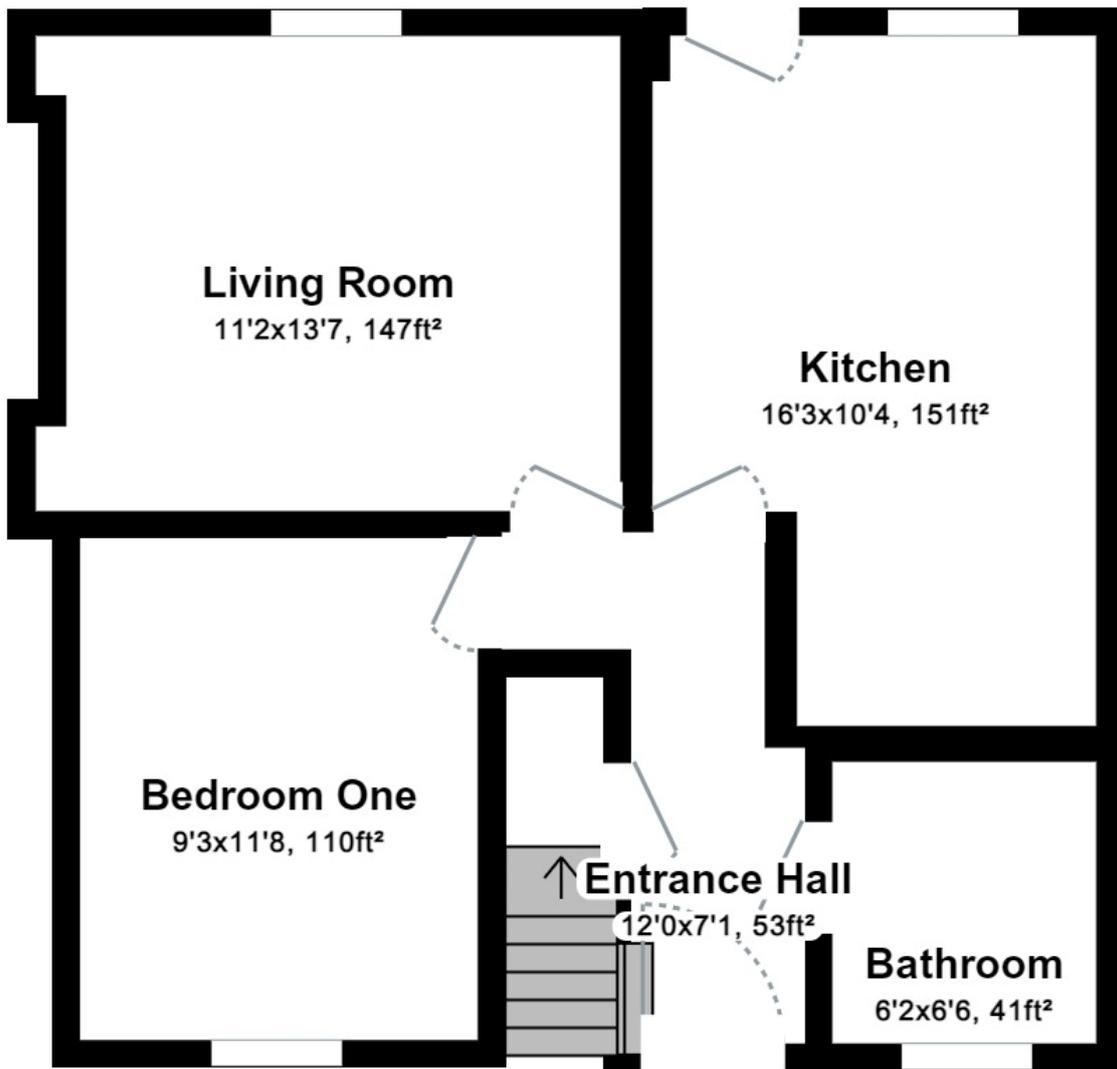
Features

- ✓ 3 Bed Semi-Detached
- ✓ Lawns Front and Rear
- ✓ End of Row property
- ✓ Sought after location

Location

- ✓ Both primary & secondary schools within 5 mins walking distance
- ✓ All amenities within 5-10 mins walk
- ✓ 2 mins drive to ring road
- ✓ 8-10 mins drive to motorway





Floor Plans (For Illustration Purposes Only - measurements may be inaccurate!)



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 All offers are subject to the property being unsold, let or withdrawn.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