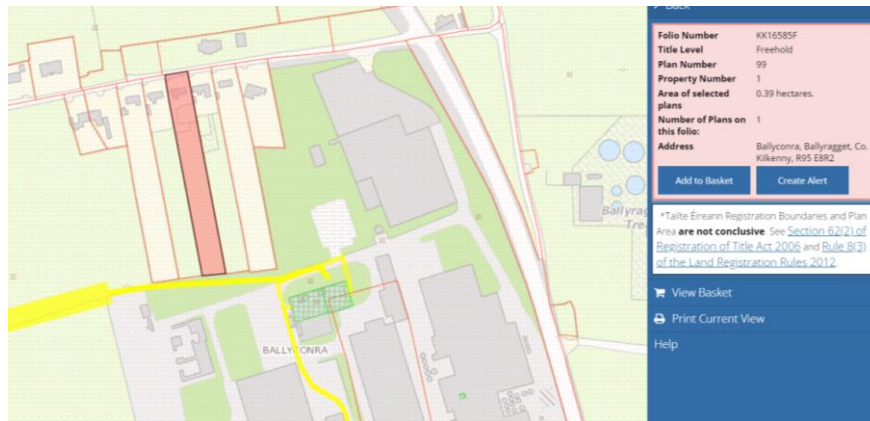


BER RATING

G (Ber No 116913625)

TITLE

Freehold



Ballyconra, Ballyragget, Co. Kilkenny. R95 E8R2

FOR SALE BY PRIVATE TREATY



Three bedroom cottage standing on 0.39 ha / 0.96 acres with two entrance gates to the front, one which leads to the shed / yard to rear of property. Accommodation includes entrance porch, kitchen-living, 3 bedrooms and bathroom.

GUIDE PRICE : €165,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Porch	3'03 x 3'02 (0.92 x 0.92) Tiled flooring
Hallway	16'03 x 3'06 (4.9 x 0.93) Tiled floor
Dining-Living Area	14'10 x 10' Tiled floor, solid fuel stove
Kitchenette	7'9 x 3'9 (2.4 x 1.2) Tiled floor
Bathroom	3' x 9'2 (0.91 x 2.8) WHB, WC and Bath, Tiled floor
Bedroom 1	7'10 x 10'9 (2.2 x 3.3) Laminate flooring
Bedroom 2	8' x 10'5 (2.4 x 3.2) Timber flooring, iron fireplace
Bedroom 3	14'7 x 9'5 (4.5 x 2.9) Timber flooring, timber panelled ceiling, fireplace



Location / Directions

- 2.8km to Ballyragget
- 4.2km to Lisdowney
- 6.2km to Durrow
- 19km to Kilkenny City

Services

- Solid fuel central heating
- ESB
- Septic Tank
- Group water scheme

Features

- Long narrow site of c.0.96 Acres
- Only 2.87km to Ballyragget
- Block built shed to rear with electricity (workshop)
- DG PVC windows
- Two vehicular entrance gates
- Potential to extend subject to planning

