No.4933

Mountain Shadow, Killurney, Ballypatrick, E91 XY01

- 2 Bedrooms
- Gated entrance
- Patio to front of house with view to Comeraghs
- Good size garden with mature planting
- Garden shed

Guide Price €250,000

Mountain Shadow, Killurney, Ballypatrick, E91 XY01

`Mountain Shadow`, Killurney, Ballypatrick is now brought to the market by PF Quirke and Co. Ltd. This is a two bedroom detached residence standing on 0.3 acres with excellent views Southwards over the Suir Valley towards the Comeraghs. Nestled in the foothills of Slievenamon close to the forestry and within a short distance of Ballypatrick Village. This property is in a very accessible location providing easy access to Clonmel, Kilkenny, Waterford etc. Accommodation includes and entrance hall, living room, kitchen/dining room and bathroom at ground floor with two bedrooms upstairs. The sitting room has a feature beamed ceiling and cut stone fireplace with stove. The property has PVC windows and electricl heating. This is a really nice property with excellent views in a private location. We recommend early inspection.

Entrance Hall 1.81m (5'11") x 1.57m (5'2")
Tiled herringbone floor and tiled wall.

Living Room 5.33m (17'6") x 6.94m (22'9")
Herringbone solid wood floor with natural stone fireplace with solid wood stove, French double doors leading to front patio, exposed wooden beams on ceiling.

Kitchen/Dining 3.95m (13'0") x 3.67m (12'0")
Herringbone tiled floor with tiled walls, storage units at eye and floor level, spiral staircase leading to upstairs.
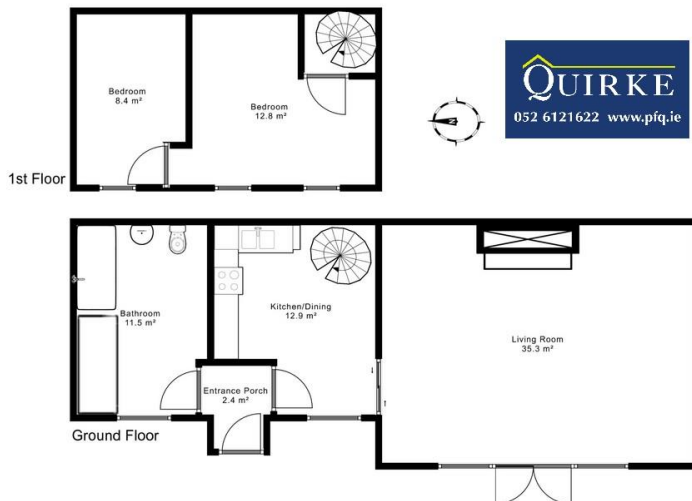
Bathroom 3.72m (12'2") x 2.99m (9'10")
Tiled floor and walls, built in storage and hotpress, bathtub, whb, w/c.

Bedroom 1 4.49m (14'9") x 3.88m (12'9")
Carpet.

Bedroom 2 2.89m (9'6") x 2.99m (9'10")
Carpet.

QUIRKE
052 6121622 www.pfq.ie

Bedroom 8.4 m²
Bedroom 12.8 m²
1st Floor

Bathroom 11.5 m²
Kitchen/Dining 12.9 m²
Living Room 35.3 m²
Entrance Porch 2.4 m²
Ground Floor

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