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GANNON 

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Auctioneer Valuer Estate Agent

11 Haven Court, Ballyragget, Co. Kilkenny. R95 K772



DETACHED FAMILY HOME EXTENDING TO 194.90 SQ M / 2098 SQ FT

Beautifully presented two-story home featuring bright, spacious accommodation throughout. Situated in a small, exclusive development on the outskirts of the village, on the Kilkenny side of Ballyragget, this property offers a peaceful setting, overlooking a green to the front and provides excellent privacy to the rear. Accommodation comprises of entrance hallway, a spacious kitchen-dining-living area, a utility room, a WC, an office/study on the ground floor, and four bedrooms, one with an ensuite, and a bathroom on the first floor.

GUIDE PRICE : €360,000

ACCOMMODATION INCLUDES AS FOLLOWS : -

GROUND FLOOR

Entrance Hallway 16'7 X 4' (6.05 X 1.2)

A warm welcoming hallway, with porcelain tiled floor, carpet stairwell.

Kitchen 14'2 x 12' (4.3 x 3.7)

Living Area 18' x 14' (5.5 x 4.3)



Dining Area 12'9 x 11'5 (3.9 x 3.5)

Porcelain tiled floor in the kitchen-dining-living area, with recess lighting in the kitchen and dining area. Built in units at floor and eye level, includes Rangemaster, fridge freezer, integrated dishwasher; door leads to utility room. Double doors lead out to a lovely walled in patio area.

Sitting Room 15'8 x 12'6 (4.8 x 3.8) Solid timber flooring; marble fireplace; bay window.

Study 12'6 x 9'8 (3.8 x 2.9)

Utility Room 7'5 x 7'3 (2.2 x 1.6)

W.C. 7'2 x 5'2 (2.2 x 1.6) W.H.B. & W.C., tiled floor.



FIRST FLOOR

Bathroom 9' x 7'5 (2.7 x 2.3) W.H.B., W.C., Bath & shower. Tiled floor to ceiling.

Bedroom 1 12'2 x 12'1 (3.7 x 6.7) Carpet flooring, built in wardrobes.

Bedroom 2 12'6 x 10'1 (3.8 x 3.1) Carpet flooring, walk-in wardrobe

Bedroom 3 13'5 x 11'5 (4.1 x 3.5) Carpet flooring, walk-in wardrobe, ensuite.

Ensuite Bathroom 6'9 x 5'6 (2.1 x 1.7) WHB, WC and Shower, tiled floor to ceiling.

Bedroom 4 13'5 x 12'6 (4.1 x 3.8) Timber flooring.

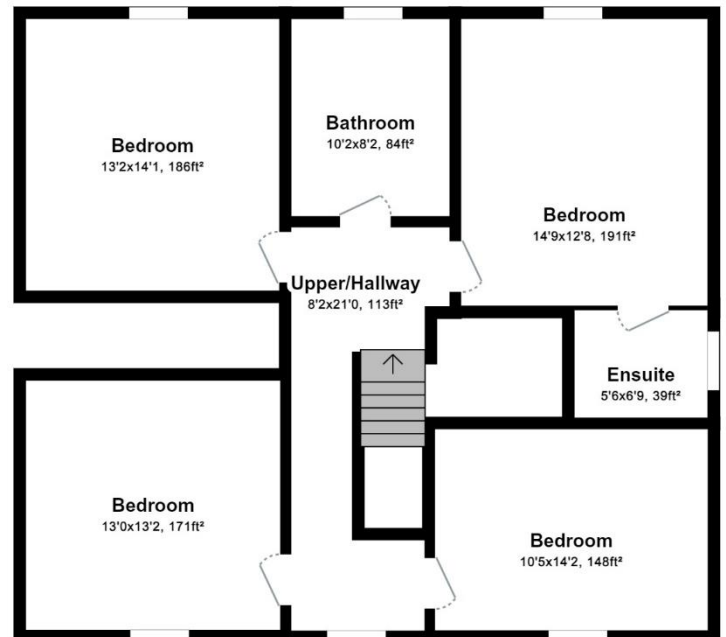
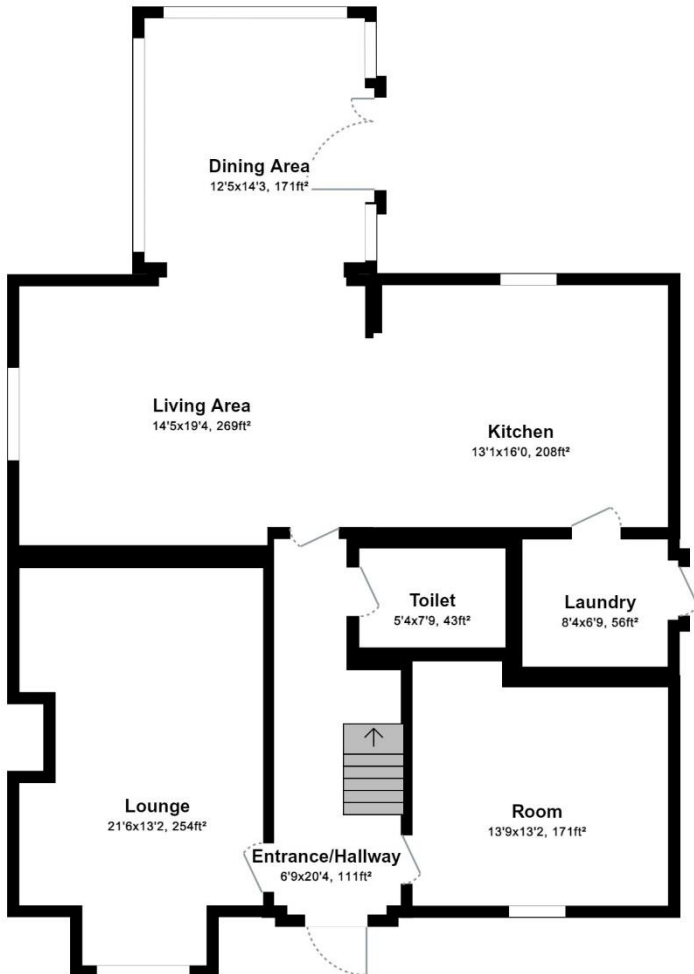




Bedroom & Main Bathroom



Attic space floored out, with Staire from the landing.



FLOOR PLANS



SERVICES Mains water & mains sewerage; Oil fired central heating, Broadband

FEATURES

- Bright spacious accommodation throughout
- 4 double bedrooms; 3 bathrooms
- Walled in patio area off the dining room
- Faces onto the green and not overlooked to rear
- Located on edge of village and only 15-17 mins drive to Kilkenny City
- Attic fully floored

SALE TO INCLUDE All carpets, curtains and light fittings, all fixtures and fittings, Rangemaster and all appliances in kitchen and utility room, built-in wardrobes in one of the bedrooms, (walk in in other two).

BER RATING to follow!

LOCATION / DIRECTIONS

Ballyragget is located 17k North of Kilkenny City. Haven Court is situated on the right coming into the village from Kilkenny, same entrance at Brook Haven Nursing Home. The properties are on the right as driving in – sign up



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.