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**PAT
GANNON** 

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Auctioneer Valuer Estate Agent

24 CASTLECOMER ROAD, KILKENNY.

R95 FXN1

For Sale By Private Treaty



LOCATION * LOCATION * LOCATION

Excellent opportunity to acquire a street side end of terrace property in a prime location. Accommodation comprises of entrance hallway, 2 reception, kitchen, utility, 3 bedrooms and bathroom. Yard with out-buildings to rear. Super location, across from McDonagh Shopping Centre and within walking distance of all city center amenities.

GUIDE PRICE : €250,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway	13'5 x 3' (4.11 x 0.9) Laminate flooring, carpet stairwell
Sittingroom	12'03 x 11'06 (3.7 x 3.4) Vinyl flooring, tiled fireplace with open fire
Living Room	12'03 x 8' (3.7 x 2.4) Vinyl flooring, Marble fireplace, door leads to kitchen
Kitchen	10'10 x 10'09 (3.1 x 3.1) Oak units at floor and eye level, tiled backsplash, includes electric cooker and fridge
Utility Room	11'0 x 4'06 (3.4 x 1.2) Tiled floor, plumbed for washing machine, door leads out to rear of property



SERVICES

- Mains water
- Mains sewerage

FIRST FLOOR

Bedroom 1 10' x 10'1 (3 x 3.1) Carpet flooring, cornicing with center piece (looking onto Street)

Bedroom 2 9'09 x 9'11 (2.8 x 2.8) Carpet flooring

Bedroom 3 7'02 x 7'08 (2.4 x 2.2) Carpet flooring

Bathroom 11'09 x 4 (3.4 x 1.2) WHB, WC and Bath





DIRECTIONS

Street side property situated in a prime location at the McDonagh Junction with roads leading to Hebron Road, Castlecomer Road and John Street – within walking distance of all amenities. Sign posted!

FEATURES

- Superb location
- Within walking distance of all city center amenities
- 3 Bedrooms, 2 Reception
- Small Court yard to rear

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 All offers are subject to the property being unsold, let or withdrawn.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