



GRIFFIN
AUCTIONEERS



Chapel Gate
Kilmacow
Kilkenny

€239,000

PRSA Licence No.
001644-001882

Property Description

Located at the front row of the highly desirable Chapelgate development, this well presented three-bedroom semi-detached home is situated on a tranquil cul-de-sac on the edge of Kilmacow Village.

The exterior of the home features both front and rear gardens, providing ample outdoor space for relaxation and entertainment. There is off-road parking at the front, ensuring convenience, along with a side gate for easy access. The rear garden includes a patio area and a timber shed, perfect for storage. The property benefits from oil-fired central heating and uPVC double-glazed windows, ensuring warmth and energy efficiency.

The location is ideal, with Kilmacow Village just a short walk away, offering shops, schools, and sporting facilities for convenience and leisure. The property is approximately 10 km from Waterford City and provides easy access to the M9 motorway, connecting to Dublin and Kilkenny, making it perfect for commuters.



Ground Floor:

Entrance Hall: 4.47m x 1.95m (14' 8" x 6' 5") Bright welcoming entrance hall featuring cream ceramic tiled flooring, recessed ceiling lights and phone point.

Living Room: 5.17m x 4.00m (17' 0" x 13' 1") Bright and inviting living room features a bay window with laminate timber flooring and TV point. The focal point of the room is the charming solid fuel open fireplace with wooden mantelpiece and a black hearth.

Utility Room: 1.67m x 1.35m (5' 6" x 4' 5") Tiled flooring, plumbed for appliances.

Open Plan Kitchen/Dining Room: 3.61m x 6.09m (11' 10" x 20' 0") Spacious open-plan kitchen/dining room features an array of light wooden cabinets providing ample storage equipped with integrated oven and hob. The ceramic cream tiled flooring and the French doors leading to the patio and rear garden enhances the room's brightness.

First Floor:

Landing: 1.81m x 2.47m (5' 11" x 8' 1") With carpet flooring.

Bedroom 1: 3.29m x 2.40m (10' 10" x 7' 10") with carpet flooring.

Bedroom 2: 3.44m x 3.59m (11' 3" x 11' 9") With carpet flooring and recessed lighting.

Bedroom 3: 4.08m x 3.47m (13' 5" x 11' 5") With laminate timber flooring and built in wardrobes.

En suite: 1.22m x 2.51m (4' 0" x 8' 3") With tiled flooring, Triton power shower, wash hand basin and WC.

Bathroom: 3.37m x 2.41m (11' 1" x 7' 11") Stylish bathroom with laminate flooring featuring a mosaic tiled wall, T90 electric shower, bath, WC and wash hand basin. A skylight allows natural light to flood the space.

Outside and Services:

Features: Well presented 3 bed semi-detached home located on the front row of the development.

Spacious open plan kitchen/dining room.

uPVC double glazing.

Oil fired central heating.

Off-road parking to front.

Garden to rear with patio and timber shed.

Within walking distance of Kilmacow Village and all amenities.

Directions

X91 A2H4

BER Details

BER C1 100841360

Stamp Duty

Stamp duty @1%

