

# 19 Grove Terrace, Ballyragget, Co. Kilkenny, R95 D3C5

**For Sale by Private Treaty**



We are delighted to present this 3-bedroom mid-terraced residence, nestled in a peaceful cul-de-sac on the outskirts of the village. Great location, within walking distance of all village amenities. Accommodation includes entrance hallway, sitting room, kitchen, bathroom, utility and bedroom on ground floor with 2 bedrooms on first floor. This property offers a blank canvas, brimming with potential, making it a fantastic opportunity for first-time buyers/investors, this residence is ready for your personal touch.



Virtual Tour

**Guide Price: €135,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING :-**

**GROUND FLOOR**

**Entrance Hallway 5'08 x 3'01 (1.5m x 0.9m)**  
stairwell to first floor, bedroom to the right, sitting room to left.



**Sitting Room 11'10 x 12'01 (3.4m x 3.7m)**  
Solid fuel stove

**Middle Hallway 2'10 x 3'09 (1.6m x 0.9m)**



**Bathroom 7' x 5 (2.1m x 1.5m)**  
Tiled floor to ceiling, wet room – WHB, WC and Shower



**Kitchen 5'08 x 10'03 (1.5m x 3.1m)**

**Utility 5'11 x 5'11 (1.5m x 1.5m)**

**Storage Room 10'01 x 7'09 (3.1m x 2.2m)**



**Bedroom 1 - 9' x 4'08 (2.7m x 1.2m)**  
 Original flooring, open fire, x2 DG PVC windows.



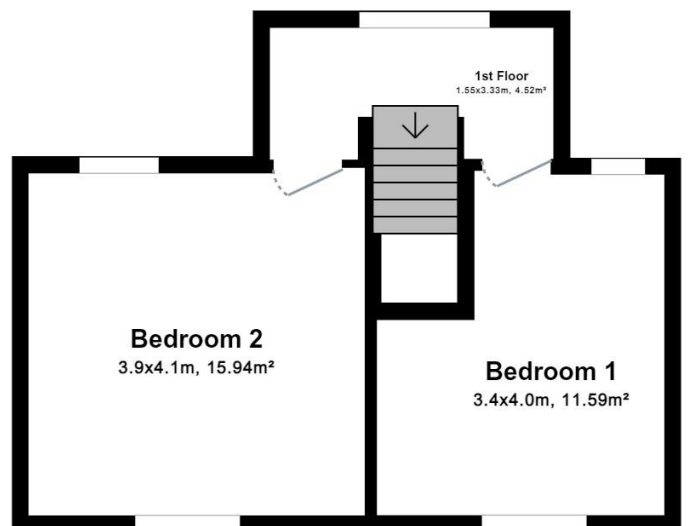
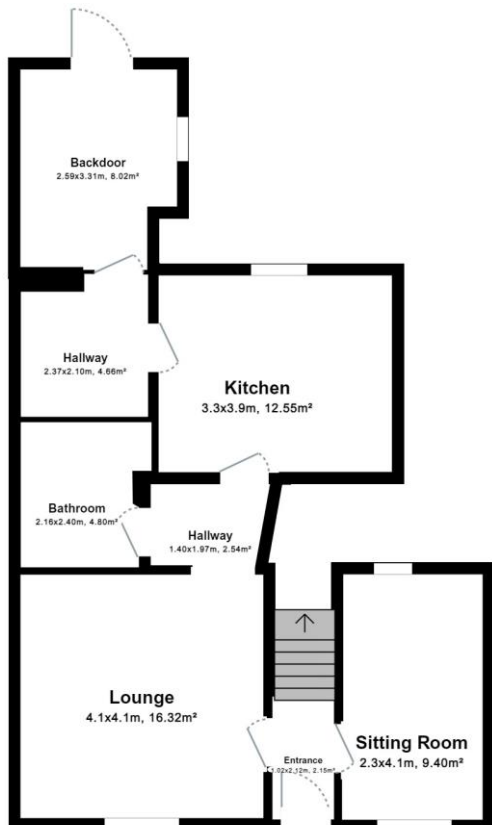
**FIRST FLOOR:**

**Bedroom 2 : 12'01 x 12' (3.7m x 3.6m)**

**Bedroom 3 : 6'09 x 11'09 (1.8m x 3.04m)**



**OUTSIDE** Front and rear garden with small shed.



**SERVICES** Oil fired central heating, mains water and sewage

**BER RATING** TBC

**SALE TO INCLUDE** All light fittings, carpets, and curtains.

**LOCATION** Ballyragget is situated seventeen kilometers north of Kilkenny City. From Kilkenny, take the N77 road (Castlecomer Road) for approximately five kilometers. At the junction for Durrow/Ballyragget, turn left and continue along this road until you reach Ballyragget GAA Club on your left, the property will be about 350 meters further down on the right. Sign up!

Located on the edge of the Village with daily buses running to :-  
Kilkenny/Castlecomer/Portlaoise.  
Local primary schools for boys and girls.  
School buses to Kilkenny/Ballinakill/Castlecomer.



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.