



34
O'Loughlin Road
Kilkenny
Back Yard view west

PRICE

€315,000

VIEWING

Contact our office on 056-7796161 to arrange a viewing.

Contact

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34
O'Loughlin Road, Kilkenny
Showing: side garden with secure
gated entrance view from rear

PROPERTY
PARTNERS

These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Buggy.



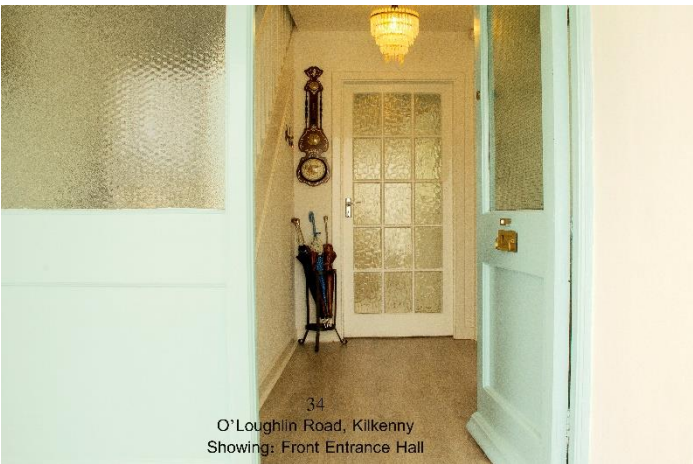
FOR SALE BY PRIVATE TREATY

34 O'Loughlin Road, Kilkenny, R95 DE9W

5 Bed Semi-Detached House - Total Floor Area: c. 195.1 m² / 2,100 ft²

AMV €315,000

BER D1



DESCRIPTION

No. 34 O’Loughlin Road is a unique spacious semi-detached home on a large site, in a recognised and established location within walking distance of city centre, with a host of amenities on its doorstep.

ACCOMMODATION

Ground Floor:

- Arched & tiled Veranda, Inner Porch, Bright hallway.
- Double aspect Reception rooms & Kitchen.
- Downstairs Wet room.
- Conservatory.
- Oil fired central heating from Stanley range.
- Gated driveway, Private parking, Car port, Garage/workshop with electricity & wc.

First floor:

- 5 Double bedrooms.
- Family bathroom.
- Shower room, Hot Press, In built storage.
- Separate WC & Wash Basin.

Outside:

- Large enclosed Front, Side & Rear gardens with gated access to the side, Block built fuel shed, Spacious Yard.
- Off street parking and additional pedestrian gate.

Distance from:

- 5 minutes walk to Newpark, Aldi & McDonagh Junction Shopping Centre.
- 2 minutes drive to Ring road & M9 Motorway.
- Sports clubs, shops, bars, restaurants, schools, medical centres, cinema etc. in immediate vicinity. This is a unique opportunity to acquire a large attractive residence very close to all amenities.

The property is located close to many primary and secondary schools and both St. Lukes and Aut Even Hospitals. Hotel Kilkenny and the ring road are two hundred meters away whilst the benefit of city centre living can be appreciated by its close proximity to the city centre and all it has to offer in restaurants, shops and Kilkenny Castle.

SERVICES

- Mains Water
- Mains Waste
- Oil Central Heating

