

## For Sale

**No. 10 Belline Way, Banagher Court, Piltown, Co. Kilkenny**



Well-proportioned three bedroom semi-detached residence located in popular development of Banagher Court in the heart of Piltown Village. Banagher Court is situated just off Main Street in Piltown which offers a host of local amenities, including shops, bar, restaurant, church etc. Extending to 64 sq. m., accommodation comprises an entrance hall, sitting room, kitchen/dining area, utility room and downstairs wc., three generous bedrooms with master en-suite, and a large main bathroom. The property has the benefit of a very large garden to the rear with side entrance. Parking is provided adjacent to the property. The property is of modern construction and benefits from a C2 Energy rating, with oil fired central heating and uPVC double glazed windows. For further information and details, please contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 109910745**

**Asking Price €130,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Laminate wood flooring. Alarm panel. Phone line.

### **Sitting Room**

Generously proportioned living room with laminate wood flooring, and feature fire place with open fire.

### **Kitchen/Dining Area**

Tiled flooring. Fitted kitchen units at ground and eye level.

### **Utility Room**

Tiled flooring. Fitted work surface, plumbed for washing machine and dryer.

### **Downstairs WC**

Tiled flooring. WC. WHB

### **Stairs and Landing in Carpet**

### **Bedroom 1**

Laminated wood flooring

### **En Suite**

Tiled flooring. Shower. WC. WHB.

### **Bedroom 2**

Laminated wood flooring

### **Bedroom 3**

Laminated wood flooring

### **Garden**

Rear Garden Set in Lawn

### **Heating:**

Oil Fired Central Heating

### **BER:**

Rating C2

BER No. 109910745

EPI: 191.35

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PSRA License No. 002015**







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THOMAS REID

**FOR SALE**

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