

## For Sale

### Ballyfacey Lower, Glenmore, Co. Kilkenny



Set on an elevated site of c.0.86 acres in an idyllic rural setting, this substantial 4/5 bedroom bungalow residence extends to c.1,880 sq. ft. and has been completed to a very high standard with quality finishes throughout. The property is located just a short distance from Ballyfacey National School, c.5km from Glenmore Village, c.10km from New Ross, c.15km from Waterford City and c.6km to the M9 Motorway. The property was originally constructed in 1996 and later extended in 2006 to include further accommodation. Presented in pristine condition throughout, the property offers bright and spacious living accommodation which comprises of entrance hall, kitchen/dining room, living room, utility room, main bathroom, 4 / 5 bedrooms with master bedroom en-suite and walk-in wardrobe. The property is approached by a timber stud railing and tarmac driveway with extensive lawned gardens with mature trees, hedging and shrubbery. For further information and viewing arrangements, contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233

**BER: No. 104596861**

**Asking Price €245,000**

**PSRA Registration No. 002015**

## Accommodation

**Entrance Hall** 4.08 x 1.3  
Tiled flooring

**Kitchen** 4.8 x 3.1  
Porcelain tiled flooring. Built in Kitchen units with tiled back-splash. Integrated hob, fitted oven and dishwasher. Island unit. Blinds to window.

**Dining Room** 5.1 x 3.4  
Semi solid beech flooring. Cast iron open fireplace with wooden surround.

**Living Room** 5.08 x 6.9  
Semi-solid beech flooring. Solid fuel stove. Double doors leading to deck at the rear of the property. Curtains to windows.

**Utility Room** 2.3 x 4.0  
Tiled flooring. Plumbed for washing machine and dryer. Also plumbed for shower/sink if required.

**Master Bedroom** 4.1 x 3.6  
Semi solid beech flooring. French doors to garden area with curtains. Walk in wardrobe.

**En Suite** 2.1 x 2.6  
Tiled flooring and walls from floor to ceiling. WC. WHB. Triton T90 Shower.

**Bedroom 2** 4.5 x 4  
Semi solid beech flooring. Built-in wardrobes. Curtains on windows.

**Bedroom 3** 3.4 x 3.6  
Semi solid beech flooring.

**Bedroom 4** 3.0 x 3.8  
Semi solid beech flooring. Curtains and blinds to windows.

**Office/Bedroom 5** 3.1 x 2.1  
Semi solid beech flooring. Blinds to window.

**Main Bathroom** 3.1 x 1.7  
WC. WHB. Triton T90 Shower over bath. Tiled floors and walls from floor to ceiling

**Garage** 6.0 x 9.0  
Steel Structure garage with concrete floor. Mains electricity.

**Garden** Landscape gardens with patio to rear of property overlooking uninterrupted views of the surrounding countryside.

**Heating:** Oil Fired Central Heating  
**BER:** Rating C2  
BER No. 104596861  
EPI: 191.4

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

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







DOUGLAS NEWMAN COOP  
**DNG**

THOMAS REID  
**FOR SALE**

www.dng.ie tel. 051 852233

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