

**SERVICES** : Oil fired central heating, own well and septic tank on site.

**FEATURES** : Bright spacious accommodation throughout, large site of 1.408 acres, original cottage on site – option to renovate this (SPP), 4 double bedrooms, 2 ensuite on first floor, room with ensuite on ground floor / this can be used as an office with toilet facilities and storage off the room.

**LOCATION** : Lovely rural location only 2.3km from the village out the Ballyouskill road, 7km to Durrow – Cork / Dublin Rd, 12.5km to Castlecomer, 22.5km to Kilkenny City.

**SIZE** : 2,385 sq ft / 221.5 sq m **BER** :



This property is sitting on a large site with the original derelict cottage in the corner – great potential to restore this / convert to an office subject to planning.

**VIEWING STRICTLY BY APPOINTMENT**

## COOLE, BALLYRAGGET, CO. KILKENNY.

**For Sale By Private Treaty**



This is an excellent two-storey detached residence in a lovely rural location only 2.3km outside the village, with frontage to two roads. Standing on a generous site of 1.408 Acres / 0.57 ha. Accommodation includes entrance hallway, kitchen-dining, utility, 2 reception, bedroom / office with ensuite and walk-in wardrobe on the ground floor, with 4 double bedrooms, 2 ensuite and main bathroom on the first floor.

**GUIDE PRICE : €355,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**Entrance Hallway**

**10' x 14'10 (3.05 x 4.3)**

Bright spacious hallway with laminate timber flooring, stairwell leading to first floor accommodation.



**Kitchen-Dining**

**15'09 x 17'07 (4.6 x 5.2)**

Tiled floor, units at floor and eye level, feature bay window, open fireplace, door leading to utility.



**Utility**

**6'02 x 6'06 (1.8 x 1.8)**

Tiled floor, door leads out to back garden

**Reception 1**

**15'09 x 12'03 (4.6 x 3.7)**

Timber flooring, open fireplace, patio doors leading out to side of house / garden.

**Reception 2**

**12'11 x 14'10 (3.7 x 4.3)**

Timber flooring, open fireplace



**Bedroom / Office**

**16'08 x 9'11 (4.9 x 2.8)**

Laminate timber flooring

**Walk in wardrobe / Storage Room**

**7'10 x 5'11 (2.2 x 1.6)**

Laminate timber flooring

**Ensuite Bathroom**

**7'08 x 8'05 (2.2 x 2.5)**

Tiled floor and tiled around shower area. WHB, WC and Shower

**FIRST FLOOR**

**Landing**

**15'05 x 9'11 (4.6 x 2.8)**

Laminate timber flooring



**Bedroom 1**

**13' x 11'05 (4 x 3.4)**

Laminate timber flooring

**Bedroom 2**

**15'09 x 12'03 (4.6 x 3.7)**

Laminate timber flooring



**Ensuite Bathroom**

**9' x 4'10 (2.7 x 1.2)**

Tiled floor and tiled around shower area, WHB, WC and Supajet 100 p/s

**Bedroom 3**

**15'09 x 12'04 (4.6 x 3.7)**

Laminate timber flooring (situated over kitchen)

**Bedroom 4**

**13'x 12'07 (4 x 3.7)**

Laminate timber flooring

**Ensuite Bathroom**

**8'06 x 7'02 (2.4 x 2.1)**

WHB, WC and Triton T90 sr shower, tiled floor and tiled around shower area

**Walk-in Wardrobe**

**8'06 x 7'02 (2.4 x 2.1)**

Laminate timber flooring

