

## For Sale

### Ballynearla, Kilmacow, Co. Kilkenny



Stunning two storey residence on a well appointed c.0.5 acre landscaped site located c. 8 kms from Waterford City and 1.5km from Kilmacow Village. Constructed in 2010 this four bed family home has been built to the latest modern building standards and has been completed to a very high standard with quality finishes throughout including underfloor heating and solar panels. Accommodation consists of large entrance hall, generous sized playroom, sitting room large living room with double doors leading to kitchen/dining room. WC. Utility. On the first floor master bedroom with en suite and walk in wardrobe. Three double bedrooms and a family bathroom. The gardens have been landscaped with outdoor dining/patio area to the rear of the property. For further information and viewings arrangements, contact sole selling agents DNG Thomas Reid Auctioneers on 051 852233

**BER: No. 108604927**

**Asking Price €375,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Ceramic tiled flooring. Feature staircase. Recessed spot lights in ceilings 6.5 x 2.6

### **Living Room**

Carpet flooring. Solid Fuel Stove. Double doors leading to kitchen/dining room. Blinds to window 6.5 x 3.9

### **Play Room**

Semi solid oak wooden flooring. Curtains to window 3.9 x 2.8

### **Sitting Room**

Semi solid oak wooden flooring. Solid Fuel Stove. Curtains to window 3.4 x 4.0

### **Kitchen/Dining Room**

8.7 x 4.3

Semi solid oak wooden flooring. Ivory built in kitchen units. Fitted extractor unit. Solid oak worktops. Tiled splash back. Integrated microwave, fridge freezer, dishwasher, belling electric cooker. Low voltage spot lights in ceiling. Stereo system in kitchen/dining room and outside patio area. Double patio doors leading to South West facing patio area to rear of property

### **Utility**

Semi solid oak wooden flooring. Built in works units. 3.2 x 2.0

### **WC**

Tiled flooring. WC. WHB 1.3 x 1.8

### **Stairs and Landing**

Carpet flooring. Sash window to front of landing with curtains. Stira folding attic stairs to attic. Attic has been floored for extra storage space 6.4 x 2.6

### **Master Bedroom**

Carpet flooring. Recessed spot lights to ceiling. Curtains to windows and black out blinds 4.1 x 3.6

### **Walk in Wardrobe**

2.7 x 2

### **En Suite**

Tiled flooring. WC. Double WHB with storage cabinets. Polished porcelain tiled walls from floor to ceiling. Mira rain head power shower. Recessed spot lights to ceiling.

### **Bedroom 2**

Carpet flooring. Built in wardrobes. Curtains to windows and black out blinds 3.3 x 3.6

### **Bedroom 3**

Carpet flooring. Built in wardrobes. Door leading to adjoin main bathroom. Curtains to window and black out blinds 3.9 x 3.0

### **Bedroom 4**

Carpet flooring. Built in wardrobes. Curtains to windows and black out blinds 2.7 x 3.7

### **Bathroom**

Tiled flooring. WC. WHB. Bath. Tiled walls to window level. Walk in shower with Mira rain head power shower. Hot Press 3.4 x 4.0

### **Garage**

Concrete flooring. Double PVC doors. WC. WHB. Outside power point to exterior of garage 7.3 x 3.8

**Garden** Pea gravel driveway, surrounded by mature lawn gardens with trees to front of property. To the rear of property tarmacadam with patio area. South West facing rear garden with all sun. Property surrounded by mature laurel hedging.

**Features** Double glazed sash windows and solid mahogany doors  
Under floor heating  
Solar panels  
Private well and water supply  
Alarmed

**Heating:** Oil fired central heating  
**BER:** Rating B1  
BER No. 108604927  
EPI: 95.81kWh/m.sq/yr

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

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









