

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

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. 2.7 x 2

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











DOUGLAS NEWMAN (CDD)
DNG

THOMAS REID

FOR SALE

www.dng.ie

tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.