

LOCATION / DIRECTIONS

If you enter from Lidl side – off the Johnswell Road, continue over towards roundabout and take first right and right again into Lintown Gardens – our “For Sale” sign will be up on the house – on the right hand side.

SERVICES

- House is Alarmed
- Mains Water & Mains Sewerage
- Gas Heating

SALE TO INCLUDE

- All fixtures and fittings
- Kitchen appliances to include Bosch fridge freezer, dishwasher and washing machine, 5 ring gas hob, electric cooker and extractor fan.
- Built-in wardrobes in all 3 bedrooms.

FEATURES

- 3 bedrooms; 3 bathrooms
- Alarmed
- Owner occupied – in very good condition throughout

BER RATING C1



15 LINTOWN GARDENS, JOHNSWELL ROAD, KILKENNY.

For Sale By Private Treaty



This is a three bedroom owner occupied home well presented throughout. Accommodation includes entrance hallway, kitchen-dining, sittingroom and downstairs toilet on the ground floor with 3 bedrooms, 1 ensuite and bathroom on the first floor. Driveway to the front with small garden and fenced in garden to the rear.

GUIDE PRICE : €160,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

ENTRANCE HALLWAY 15'1 X 3'1 (4.6 x 0.94)

Semi-solid timber flooring, carpet stairwell to first floor accommodation, toilet underneath stairs.

KITCHEN 9'08 X 18'11 (2.77 x 5.52)

Kitchen units at floor and eye level, tiled backsplash, includes Bosch fridge freezer, Bosch dishwasher and washing machine, 5 ring gas hob with electric oven and extractor fan. Tiled floor in kitchen area with semi-solid timber flooring in the dining area, patio doors out to rear garden. French doors into the sitting room.



SITTINGROOM 15'02 X 12'05 (4.6 x 3.67)

Semi-solid timber flooring, marble fireplace with timber surround – gas fire. French doors into dining area.



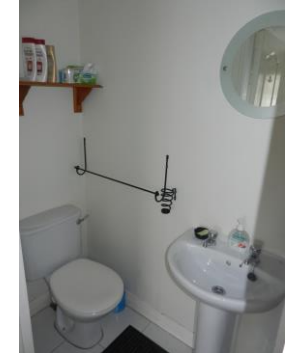
DOWNSTAIRS TOILET 4'02 X 2'06 (1.22 x 0.62)

WHB & WC. Tiled floor.

FIRST FLOOR

BEDROOM 1 12'07 X 10'04 (3.68 x 3.06)

Carpet flooring, built-in wardrobes, features a bay window.



BEDROOM 2 9'05 x 11'08 (2.75 x 3.37)

Carpet flooring, built-in wardrobes

BEDROOM 3 8'05 X 9'03 (2.45 x 2.75)

Carpet flooring, built-in wardrobes



BATHROOM 5'11 X 7' (1.55 x 2.13)

WHB, WC and Bath, nicely tiled floor to ceiling.

LANDING 7'02 X 9'09 (2.14 x 2.77)

Carpet flooring, window at top of stairs, hotpress and access to attic.