



SERVICES

- Gas fired central heating
- Telephone & ESB
- Mains water & Sewerage

FEATURES

- Owner occupied – in pristine condition
- Three double bedrooms, 2 bathrooms & toilet on ground floor
- Parking to front and private walled in yard and garden shed to rear
- Within walking distance of all city amenities

SALE TO INCLUDE :

- All carpets, curtains, blinds and light fittings.
- 4 ring gas hob and oven.
- Garden shed

BER RATING

23 ROBERTSHILL, CIRCULAR RD, KILKENNY. R95 N2A4

FOR SALE BY PRIVATE TREATY



This is a beautifully presented 3 bed mid-terraced property extending to c.108.7 sq m/ 1170 sq ft with accommodation over three floors comprising of entrance hallway, kitchen-dining, sittingroom on the ground floor, 2 double bedrooms and bathroom on the first floor and master bedroom ensuite with walk-in wardrobe on the 2nd floor.

Parking to the front with private walled in yard to rear with shed.

This home is owner occupied and worthy of inspection!

GUIDE PRICE : €225,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 14'07 X 6 (4.3 X 1.8)

Warm welcoming hallway with tiled floor, carpet stairwell to the first floor, storage underneath stairs and WHB & WC.



Kitchen – Dining Area 14'07 X 13'08 (4.3 X 4)

Kitchen units at floor and eye level, tiled between units, includes built-in oven and 4 ring gas hob, patio door leading out to private enclosed yard to rear and French doors leads into the sitting room.



Sitting Room 15'04 x 10'01 (4.6 x 3.0)

Timber laminate flooring, wood fireplace with gas fire inset. French doors leading into kitchen.



FIRST FLOOR

Landing Carpet flooring, hotpress.

Bedroom 1 9'11 x 14'08 (2.8 x 4.3)

Carpet flooring, TV point



Bedroom 2 9'09 x 11'04 (2.8 x 3.4)

Carpet flooring, includes free standing wardrobe.

Bathroom 6'01 x 8'01 (1.83 x 2.4)

WHB, WC and Bath, tiled floor and tiled around the bath area, shower over bath.



SECOND FLOOR

Landing 7'02 x 3'01 (2.14 x 0.92)

Carpet flooring

Shower Room 6'06 x 7'01 (1.85 x 2.1)

WHB, WC and Shower – Triton Electric Shower. Tiled floor and tiled around shower. Velux Window

Bedroom 3 12'11 x 12'07 (3.7 x 3.6)

Carpet flooring, 2 velux windows, closet / walk in wardrobe.