

Talbots Court is a sought after location on the Freshford Road, with Aut Even and St. Lukes hospital within a few minutes walk and the city centre a few mins drive. Built in 2006 and purchased new by the current owner, this home has been beautifully maintained throughout, decorated with great taste and flair.

<b>BER</b>	C1
<b>AREA</b>	111.5 SQ M / 1200 SQ FT (INTERNAL MEASUREMENT)
<b>SERVICES</b>	Mains water & sewerage GAS fired central heating
<b>SALE TO INCLUDE</b>	All carpets, curtains, blinds and light fittings All furniture in Bedroom 3 All white goods in kitchen – Belling Fridge Freezer, Zanussi oven, 4 ring gas hob with extractor fan and integrated dish washer. Bosch washing machine in the utility room.
<b>FEATURES</b>	Cobblelock Driveway to front with ample parking for a number of cars. Stone Patio area to rear Sought after location Home is in immaculate condition – turn key! 3 double bedrooms, 3 bathrooms New front composite door Solid oak doors throughout Pedestrian gated to the side. Zoned heating



## 17 TALBOTS COURT, FRESHFORD RD, KILKENNY. R95 X4H9

**FOR SALE BY PRIVATE TREATY**



We are delighted to be offering for sale this immaculate two-storey semi-detached home, owner occupied with cobble lock driveway to the front with ample parking for a number of cars, walled in landscaped garden with patio area to the rear. Built in 2006 extending to c.1,200 sq ft. Accommodation comprises of entrance hallway, kitchen-dining, utility, sittingroom and toilet on the ground floor with 3 double bedrooms, 1 ensuite and bathroom on the first floor.

**GUIDE PRICE : €298,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

#### **Entrance Hallway** 14'02 x 6'03 (4.27 x 1.84)

As soon as you walk inside the front door you are welcomed with a warm homely feel, with porcelain tiled floors, carpet stairwell to the first floor, toilet underneath the stairs and doors leading to the sitting room and kitchen.



#### **Kitchen-Dining Area** 19'10 x 13'05

Grey kitchen units at floor and eye level, tiled between units, includes Belling Fridge Freezer, Zanussi oven and 4 ring gas hob with extractor overhead, integrated dish washer, recess lighting in the kitchen area, door leading to utility room. Porcelain tiled floor, French doors opening into the sitting room and Patio doors out to the patio area and walled in rear garden.



#### **Sitting Room** 17'02 x 12'08 (5.19 x 3.68)

Solid oak flooring with wood fireplace and gas fire inset, French doors leading out to the kitchen-dining area. Featured bay window.

#### **Utility** 6' x 5'02 (1.83 x 1.53)

Porcelain tiled floor, units at floor level, includes washing machine and gas boiler is housed here, door leading out to the side of the house.

#### **Toilet** 4'09 x 4'07 (1.25 x 1.24)

WHB & WC, tiled floor

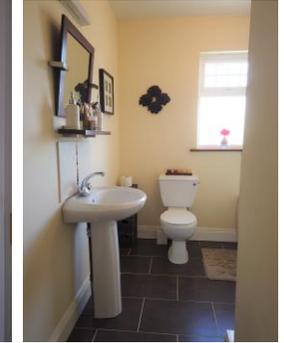
### FIRST FLOOR

#### **Landing** 10'03 x 6'08 (3.06 x 1.85)

Carpet flooring, hot press, access to attic

#### **Main Bedroom** 13'01 x 11'02 (3.9 x 3.36)

Generous sized bright room looking out onto the green area to the front, carpet flooring, built-in wardrobes full width of the end wall. Ensuite.



#### **Ensuite Bathroom** 6'01 x 5' (1.83 x 1.52)

WHB, WC and Supajet 100 Shower. Tastefully tiled floor to ceiling.

#### **Bedroom 2** 12' x 10'08 (3.65 x 3.07)

Situated to the rear with walnut laminate flooring.



#### **Bedroom 3** 8'09 x 10'08 (2.46 x 3.07)

Also situated to the rear, with a grey laminate timber flooring.

#### **Bathroom** 10' x 6'09 (3.07 x 3.36)

WHB, WC, Bath and Triton T90z electric shower over the bath. Tiled floor and tiled around the bath area.

