

KEHOE AUCTIONEERS
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For Sale by Private Treaty



Coolcullen Via Coan, Castlecomer, Co Kilkenny **Guide Price €375,000**

Presenting a rare opportunity to own a delightful 3-bedroom home set within the scenic environs of Coolcullen, County Kilkenny. This 135m² two-story property is ideally situated on a 1.9-acre plot, promising an extraordinary lifestyle defined by privacy, peace, and modern amenities.

BER NO.: 117303842

BER C1

Licence No: 001818



Entrance Hallway - 4.2m (13'9") x 2.01m (6'7")

Solid wood front door,
2 no. windows,
Timber floor,
Curtains,
Wall Light fitting.



Sitting room - 4.6m (15'1") x 5.55m (18'3")

Corner large windows to garden,
Large window to front,
Solid fuel stove,
Timber floor,
3 no. Curtains,
Light fitting.



Kitchen / Dining room - 6.05m (19'10") x 4.51m (14'10")

Fully fitted kitchen,
Window to front,
Window to garden,
Double door to garden,
Tiled floor,
Single bulb light fitting,
4 bulb light fitting,
3 no. curtains,
Radiator.



Utility room - 1.96m (6'5") x 1.88m (6'2")

Door to garden, Sink with countertop,
Tiled floor, Light fitting.

Guest WC - 1.97m (6'6") x 1.48m (4'10")

Window to back,
WC,
Sink with pedestal,
Tiled floor,
Light fitting.



Stairs and Landing - 4.4m (14'5") x 3.09m (10'2")

Window to front with Curtains,
Timber floor and Carpet on stairs,
4 bulb light fitting,

Master Bedroom - 3.68m (12'1") x 4.54m (14'11")

Dual aspect window,
Timber floor,
Ensuite,
2 no. curtains,
Radiator,
Light fitting.



Ensuite - 0.97m (3'2") x 2.33m (7'8")

Window to garden,
Enclosed tiled shower,
WC,
Sink,
Radiator,
Light fitting.



Bedroom 2 - 4.03m (13'3") x 2.95m (9'8")

Window to garden,
Curtains,
Timber floor,
Radiator,
Light fitting



Bedroom 3 - 3.03m (9'11") x 2.47m (8'1")

Window to garden,
Curtains,
Carpet,
Light fitting,
Radiator.



Main Bathroom - 2.15m (7'1") x 2.32m (7'7")

Window to garden,
Sink with vanity,
Bathtub with glass panel,
WC,
Towel warmer radiator,
Tiled floor,
Light fitting.



SERVICES

Electricity, gas, private well and septic tank.

FEATURES

- Large private site
- Well maintained front and back garden
- Tastefully Presented Throughout
- Gas Fired Central Heating
- Private well and septic tank
- Site of 1.9 acre
- Open plan kitchen, dining area and sitting room

VIEWING

Strictly by appointment with Kehoe Auctioneers.

AREA

Castlecomer

Contact Details: Kehoe Auctioneers
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IMPORTANT NOTICE:

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor-plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor-plans remain exclusive to Kehoe's.

