

AREA c.3,050 sq. ft. / 283 sq. m

SITE 0.84 hectares / 2.07 acres

CO-ORDINATES 52°40'25" N 7°3'1"W

EIRCODE R95 HY60

BER RATING C1

SERVICES

- Oil fired central heating
- Telephone & ESB
- Own Well & Septic Tank

FEATURES

- Excellent spacious living accommodation with 6 bedrooms, 2 ensuite, 2 bathrooms
- Electric Gated stone entrance to an enclosed yard
- Only 10 minutes from Kilkenny City, 10 minutes from motorway at Paulstown and Old Leighlin.
- School buses passing the gate daily



Viewing Highly Recommended

REVANAGH, CASTLEWARREN, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



Deceptively spacious detached dormer style residence extending to c.3,040 sq. ft. / 283 sq. m sitting on a wonderful site of 0.84 hectares / 2.07 acres with fantastic views of the surrounding countryside, very private with electric gated stone entrance to an enclosed concrete yard with large shed to rear, paddock with shed to the left on entering the property. Built in 2006 this home has been very well maintained with accommodation comprising of entrance hallway, kitchen-dining-living, sitting room, office, utility, 2 bedrooms, 1 ensuite and bathroom on the ground floor with 4 bedrooms, 1 ensuite and bathroom on the first floor. Located only 10 minutes from Kilkenny City, Paulstown and Old Leighlin (motorway).

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 24' x 6' (7.31 x 1.82)

Bright hall with tiled floor, decorative corning on the ceiling with centre piece's around all lights.

Kitchen-Dining Area 18'03 x 12' (5.49 x 3.65)

Living Area (off kitchen) 18'1 x 14'5 (5.5 x 4.4)

Lovely spacious kitchen-dining room with cosy living area off the kitchen. Solid oak flooring throughout, kitchen units at floor and eye level, tiled between units. Includes double Electrolux oven, Stanley solid fuel cooker, Beko dishwasher. Breakfast counter separating the dining / living areas. Timber panelled ceilings in both areas with recess lighting throughout. Door from kitchen to hallway and utility room. French doors from the living area out to the walled in yard to rear.



Kitchen-Dining-Living Area



Living Area & Utility Room

Utility Room 18'04 x 12'06 (5.49 x 3.67)

Tiled floor, excellent storage with two lots of built-in units on two walls. Plumbed for washing machine and dryer. Door leading out to yard / car port.

Sitting Room 18'04 x 13'11 (5.50 x 4')

Solid timber flooring, beautiful cast iron fireplace with marble surround. Built-in units / shelving to both sides of the chimney. Decorative corning to the ceiling with centre piece.



Bathroom 11'02 x 8'08 (3.35 x 2.46)

Very tastefully presented bathroom, tiled floor to ceiling with Jacuzzi bath, Hydramax Electric Shower, WHB & WC.

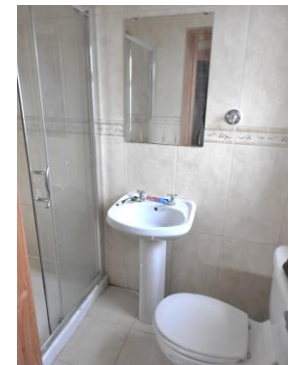
Office
Timber flooring

11'07 x 10'10 (3.37 x 3.07)

Bedroom 1 11'02 x 11'08 (3.35 x 3.37)
Timber flooring (situated to front of property)



Bedroom 2
Timber flooring (situated to rear of property)



FIRST FLOOR

Bedroom 3 22'10 x 18'10 (6.73 x 5.52)
Carpet flooring, built-in wardrobes, recess lighting, incorporates Ensuite Bathroom

Ensuite Bathroom 7'06 x 8'03 (2.15 x 2.45)
WHB, WC and Hydramax Shower. Tiled floor to ceiling, Velux window.

Bedroom 4 18'07 x 14'4 (5.51 x 4.39)
Carpet flooring

Bedroom 5 8'03 x 17'11 (2.45 x 5.21)
Carpet flooring



Entrance Hallway



Large Bedroom with Built-in Wardrobes & Ensuite Bathroom on the First Floor

Bedroom 6 14'01 x 18'09 (4.27 x 5.50)
Carpet flooring

Bathroom 9'01 x 6'04 (2.74 x 1.84)
WHB, WC and Hydramax Shower. Tiled floor to ceiling.



LOCATION / DIRECTIONS

This property is located c.12km from Kilkenny City. From Kilkenny drive out the Johnswell Road, past the Pococke Golf Club, continue through the cross roads and take a right for Gowran, follow this road around to the left and then a right, continue on this road – climbing a long straight stretch of road with forestry to your left, keep straight passing two right turns for Castlewareen - the house is on the right hand side – sign up!