

SERVICES

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

FEATURES

- Owner occupied
- Rear & Side gated access to walled in gardens
- End of row property, facing onto the green
- 4 bedrooms, 1 ensuite.
- Within walking distance of all city amenities

SALE TO INCLUDE

- All fixtures and fittings

BER RATING C2 – No. 107907016

EIRCODE R95K2Y5

YEAR BUILT 2000

SIZE 125m² / 1345 sqft



185 ROBERTSHILL, CIRCULAR RD, KILKENNY.

FOR SALE BY PRIVATE TREATY



4 Bed End of Terrace

Nicely presented home, built in 2000, c.125m². Accommodation is over three floors, comprising of entrance hallway, kitchen/dining, sitting room and toilet on ground floor, with three bedrooms (one ensuite) and bathroom on first floor, bedroom with walk-in wardrobe on second floor.

Owner occupied, worthy of inspection!

GUIDE PRICE : €192,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 16'05 x 6'10 (4.87 x 1.82)

Laminate flooring. Carpet stairwell to first floor.

Kitchen – Dining Area 12'05 x 18'06 (3.65 x 5.48)

Kitchen units at eye and floor level. Tiled between units. Vinyl flooring. Belling oven and 4 ring hob with extractor fan overhead. Doors through to sitting room and hallway, & patio door to rear garden.



Kitchen/ Dining Area

Sitting Room 14'11 x 11'05 (4.26 x 3.35)

Laminate timber flooring. Gas fire with timber fireplace (tiled).

Toilet 6'09 x 3'01 (1.82 x 0.91)

Located underneath the stairs. WHB+WC. Dryer stored here. Tiled floor and backsplash.



Sitting Room and downstairs Toilet

FIRST FLOOR

Landing 12'04 x 6'06 (3.65 x 1.82)

Carpet flooring, hotpress.

Bathroom 7'11 x 6'06 (2.13 x 1.82)

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

Bedroom 1 8'10 x 11'08 (2.43 x 3.35)

Carpet flooring, beautiful built-in wardrobes.

En Suite 3'06 x 9'04 (0.91 x 2.74)

WHB+WC, Triton Shower, Vinyl flooring. Tiled around the shower.



Main Bathroom, Master Bedroom and En-Suite

Bedroom 2 9'04 x 11'06 (2.74 x 3.35)

Laminate flooring. Built in wardrobes.

Bedroom 3 9' x 6'04 (2.74 x 1.82)

Carpet flooring.

SECOND FLOOR

Landing 6'07 x 8'10 (1.82 x 2.43)

Carpet flooring. Velux window. Built in storage.

Bedroom 4 12'09 x 9'08 (3.65 x 2.74)

2 Velux windows. Carpet flooring.



Bedrooms 2 & 3



Bedroom 4 – on 2nd floor