

SAT NAV CO-ORDINATES : 52 25 55 N / 7 14 38 W

LOCATION / DIRECTIONS

Located only 5 minutes from the M9, from Kilkenny take the Callan / Carrick Road and continue down here for c.5 mins, you will pass Newmarket, pass two left turns for Hugginstown, continue until you see our sign on the right hand side.

Monroe Primary School is just a two minute walk from the house.

26km to Kilkenny; 20 mins to Waterford, 5 mins to M9 Motorway; 10 mins to Mullinavat

SERVICES

- Oil Fired Central Heating
- Own well (to rear in boiler house)
- Septic Tank (located in in front lawn – to right looking out front door near kerb)

SALE TO INCLUDE

- All fixtures & fittings
- Blinds and light fittings
- White Goods – Powerpoint fridge freezer, Electric Cooker and Tricity Bendix dish washer, Samsung washing machine and Hotpoint dryer.

FEATURES

- Beautiful site with excellent views of surrounding countryside
- Only 5 minutes from M9 Motorway
- 4 double bedrooms, 2 en-suite bathrooms
- Excellent spacious living accommodation
- Walled in site with gated entrance up a gravel driveway to the house.
- Wired for alarm system

BER RATING

- C2

Viewing By Appointment Only

LISMATIGUE, HUGGINSTOWN, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



This is a lovely 4 bedroom dormer style residence sitting on a beautiful ½ acre site with walled in garden, gated entrance up a gravel driveway to the house, built 10 years ago. Accommodation includes entrance hallway, kitchen-dining, sittingroom, utility, bedroom with ensuite on the ground floor with 3 double bedrooms, 1 ensuite and bathroom on the first floor.

Guide Price : €180,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 8'08 x 16'06 (2.46 x 4.89)

Tiled floor, pine stairwell leading to first floor accommodation, storage underneath stairs, double doors into sittingroom on the left, bedroom to the right, kitchen-dining straight on.

Kitchen – Dining 29' x 9'11 (8.84 x 2.78)

Tiled floor in kitchen area, timber flooring in the dining, kitchen units at floor and eye level, tiled between units, all white goods included, door to utility room, French door leading out to patio / decking area to the side.



Sitting Room 17'06 x 13'03 (5.19 x 3.97)

Laminate timber flooring, brick fireplace, bay window, coving with centre piece

Bedroom 17'06 x 13'06 (5.12 x 3.98)

Laminate timber flooring, bay window, door into bathroom.



Ensuite Bathroom 6'01 x 6'06 (1.83 x 1.53)

WHB, WC and Electric Shower – Triton T90, tiled floor and tiled around shower area.

Utility 6'05 x 5'03 (1.84 x 1.53)

Tiled floor, units at floor level housing Samsun Washing machine and Hotpoint dryer, door leading outside to rear of property and door into bathroom.

FIRST FLOOR

Bedroom 1 13'03 x 12'06 (3.97 x 3.67)

Laminate timber flooring, this bedroom is located to the front right, top of stairs.

Bedroom 2 10'03 x 13'11 (3.05 x 3.99)

Laminate timber flooring, located to rear of house



Ensuite Bathroom 5'05 x 5'10 (1.54 x 1.55)

WHB, WC and Triton T90 Electric Shower, tiled floor and tiled around the fireplace

Bedroom 3 13'11 x 9'09 (3.99 x 2.77)

Laminate timber flooring



Bathroom 7'11 x 9'03 (2.17 x 2.75)

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

Landing

T&G Flooring, hotpress (4'08 x 3'10) shelved with timber flooring.

