

18 Glendine Heights, Castlecomer Road, Co. Kilkenny R95 N6CP



Mature & Quiet Location – Large South Facing Rear Garden



Asking Price €280,000

Licence 003414-005791





## Location & Description

Location, Location, Location! No.18 is one home that should not be overlooked in this mature and conveniently located estate.

Situated under 1.5km from Kilkenny town centre, Glendine Heights is located adjacent to the Kilkenny Ring Road and is a short stroll from Kilkenny Golf Club, Kilkenny College and a host of other local amenities.

Developed in the early 1970 the property has a deceptively spacious layout. The main front door leads to an extended hallway with solid timber floors and clad walls. There is a door to an attached garage with roller door and pedestrian door leading to rear gardens.

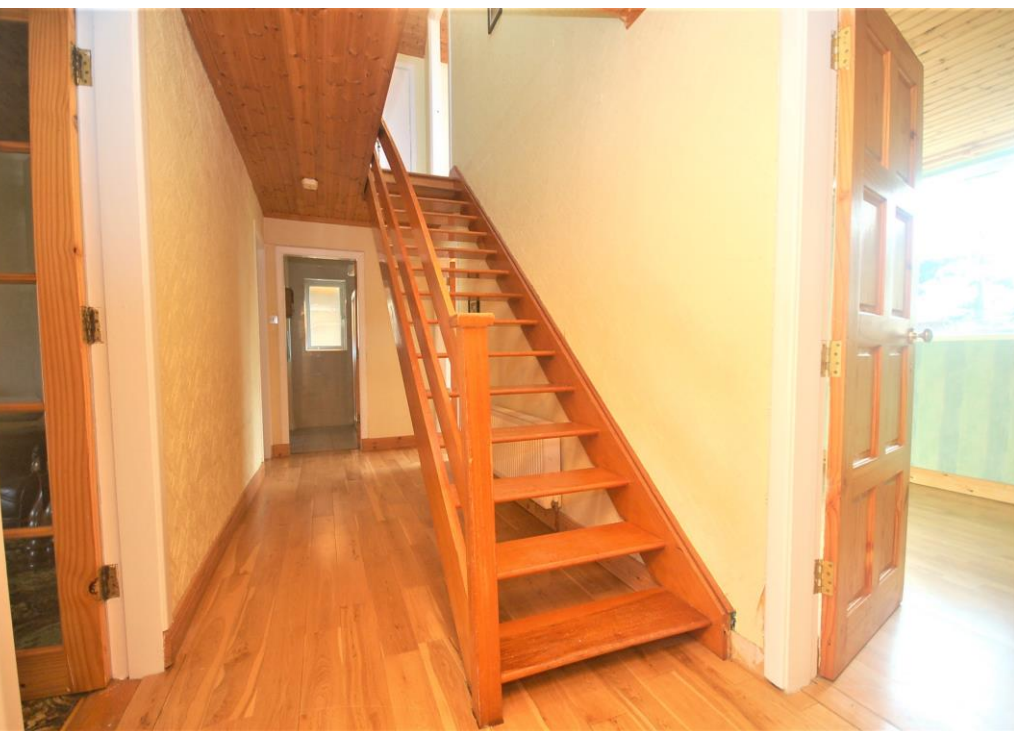
Off the main hallway, a large and spacious living room with feature stone marble fireplace enjoys a pleasant aspect to the front garden. Directly adjacent, is a good size dining/reception room facing the front garden. A door from this room leads to a galley kitchen is fitted with wall and floor presses. Two good sized double bedrooms facing the rear of the property and a shower room conclude the ground floor accommodation.

Up on top, the first floor comprises two further generous double bedrooms and a separate toilet with wash hand basin.

Outside, the property has a low maintenance brick exterior, off street parking for two cars. The rear garden is private and unlike some houses within the estate, No.18 has a super bright rear garden with an important sunny orientation. There is a small garage beside the main entrance door which ideal for storage of garden furniture, golf clubs and bicycles.

This home has been owner occupied throughout and offers real potential for the lucky new owners to add their own signature.

To arrange an appointment to view, please call our office on 056 7702000 or see [www.warrenmccreery.ie](http://www.warrenmccreery.ie) for further information.





## ACCOMMODATION

### Ground Floor

#### **Entrance Hallway**

3.22m x 1.82m

Solid timber floors with attractive timber clad walls.

#### **Hallway**

5.07m x 1.79m

Solid timber floors and painted walls. Timber staircase to first floor.

#### **Livingroom**

5.44m x 4.20m

Lovely large room with gas fireplace and marble stone surround, carpet floors and timber clad ceilings. Aspect to front garden.

#### **Reception 2**

5.43m x 3.12m

Spacious room with attractive solid timber floors, timber clad ceiling and aspect to front garden.

#### **Kitchen**

5.31m x 2.19m

Immediately adjacent to the living area is a galley kitchen with fitted wall and floor presses to include linoleum floor covering. Pedestrian door to outside gardens.

#### **Shower Room**

2.04m x 1.77m

Tiled floors with cream part tiled walls, shower cubicle, Triton T90sr, toilet and whb.

#### **Bedroom 1**

3.45m x 3.02m

Double room with solid timber floors, painted walls, timber clad ceiling and aspect to rear garden

#### **Bedroom 2**

3.90m x 2.98m

Large double room with semi-solid timber floors, timber clad ceiling and aspect to rear garden.

#### **Garage**

5.86m x 2.28m

Generous space with convenient roller door to driveway. Pedestrian door to rear garden and door to main entrance hall.

### First Floor

#### **Bedroom 3**

3.95m x 3.01m

Large double room with semi-solid timber floors, eaves storage presses and aspect to rear gardens.

#### **Toilet**

2.07m x 1.27m

Tiled floor, toilet and wash basin.

#### **Bedroom 4**

Very large double room with semi-solid timber floors, built in timber wardrobes, timber clad ceilings and aspect to front garden. Very convenient storage press in the eaves





## Features & Services

- Mature and Quiet Cul de sac Location
- Close to Excellent Primary, Secondary Schools and Kilkenny Golf Club
- Large South Facing Rear Garden
- Rear Garden:  
12.23m x 14.70m = 194m<sup>2</sup>
- Elevated panoramic views of Kilkenny city
- Off Street Parking

## Asking Price

**€280,000**

**BER D1**

BER Number: 112886114  
kWh/m<sup>2</sup>/yr: 230.2

