

This property is part of an exclusive development of only 12 architecturally designed detached homes in a peaceful setting on the edge of the village, Kilkenny side of Ballyragget.

The owners are offering this home on the market requiring just a small amount of work to finish off this home, such as carpets / flooring for the first floor and fireplace for the sitting-room. It has been beautifully tiled where necessary, a fabulous contemporary style kitchen fit-out, leaving the purchasers to put their own flare on their dream home.

#### FEATURES

- Part of a small exclusive development of just 12 homes
- Master Bedroom en-suite
- Alarm fitted
- Downstairs WHB & WC
- 3 phone points and broadband provisions in hallway, kitchen and bedroom 1
- 4 TV points in sitting-room, kitchen, bedrooms 1 & 2
- Externally, cobble locked driveway
- Rear gardens fenced
- Wood effect PVC doors double glazing throughout
- Solid wood front door
- Granite window sills at front
- Slate roof

This development is located in a beautiful picturesque site on the Kilkenny side of Ballyragget only 17km North of Kilkenny City. The new Cork / Dublin motorway is less than 10 minutes drive away giving easy access for commuters.

#### SERVICES

- Oil fired central heating
- Mains water & sewerage

#### LOCAL AMENITIES INCLUDE :

- Playschool & crèche, both boys and girls national schools
- Morning, midday and evening buses to / from Kilkenny / Portlaoise and Castlecomer
- Local supermarkets, community centre, Credit Union, Post Office, Garda Station
- Sports GAA pitches, fishing, gun clubs, fox hunting and coursing clubs
- Four 18 hole golf courses within a 10 mile radius (Kilkenny / Castlecomer / Rathdowney / Abbeyleix)

***VIEWING STRICTLY BY APPOINTMENT ONLY!***

## 4 HAVEN COURT, BALLYRAGGET, CO. KILKENNY.

**FOR SALE BY PRIVATE TREATY**



**NEW 4 BED DETACHED FAMILY HOME  
EXTENDING TO 171.3 SQ M / 1840 SQ FT**

**ACCOMODATION COMPRISES OF THE FOLLOWING:**

**GROUND FLOOR**

**ENTRANCE HALLWAY** 16'7 X 4' (5.05 X 1.22)  
Tiled floor, recess lighting, sittingroom to your left, study to the right and kitchen straight on, with toilet under the stairs. Pine staircase to first floor accommodation.

**KITCHEN** 13' X 11' (3.96 X 3.35)  
Open plan kitchen-dining-living area with sunroom, floors tiled, beautiful contemporary style kitchen with units at floor and eye level, includes Hotpoint built in electric oven, 4 ring hob, Indesit extractor fan overhead, Integrated fridge freezer. Recess lighting in kitchen-dining and living area. Door to utility from kitchen. French doors from sunroom to rear walled in garden.



**LIVING AREA** 16'1 X 13'7 (4.9 X 4.14)  
Tiled floor (open plan)

**SUNROOM** 12'9 X 11'5 (3.89 X 3.48)  
Tiled floor, French doors to rear garden. (open plan)

**SITTINGROOM** 15'5 X 11' (4.7 X 3.35)  
Walnut laminate timber flooring, features bay window.



**STUDY** 11' X 10' (3.35 X 3.05)  
Walnut Laminate timber flooring.

**UTILITY ROOM** 7'2 X 5'8 (2.18 X 1.73)  
Tiled floor, plumbed and includes washing machine, door to side of house

**FIRST FLOOR**

**BEDROOM 1** 13' X 9'9 (3.96 X 2.97)  
Recess lighting, walk-in wardrobe and en-suite bathroom off bedroom

**EN-SUITE BATHROOM** 5'7 X 5' (1.70 X 1.52)  
WHB, WC and Triton T9Z electric shower. The two walls around shower are fully tiled and tiled floor.



**BEDROOM 2** 13' X 10'9 (3.96 X 3.28)  
Walk in Wardrobe of (5'03 x 5'03)

**BEDROOM 3** 11'5 X 10'6 (3.48 X 3.20)  
Beautiful built-in wardrobes with of room



**BEDROOM 4** 10'9 X 9'7 (3.28 X 2.92)

**BATHROOM** 9' X 7'5 (2.74 X 2.26)  
WHB, WC, Bath and Electric Triton Shower. Recess lighting, tiled floor to ceiling.

