



**CO-ORDINATES**

**BER RATING** F

**SERVICES** Mains water and mains sewerage  
Telephone & ESB  
House is alarmed  
Oil fired central heating

**FEATURES** Excellent sought after location within walking distance of all city amenities and on the doorstep to the beautiful Castle Park.  
House is alarmed  
House has been well maintained – just needs some modernisation



*Views front and rear from first floor bedrooms*

## 2 NUNCIO ROAD, KILKENNY.

For Sale By Private Treaty



**LOCATION! LOCATION! LOCATION!**

We are delighted to be offering this terraced home with accommodation comprising of entrance hallway, kitchen, diningroom and livingroom on the ground floor with 3 bedrooms and bathroom on the first floor. OFCH.

**GUIDE PRICE : €175,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**GROUND FLOOR**

**Entrance Hallway** 11'08 x 6'01 (3.38 x 1.83)  
Carpet flooring and carpet stairwell to first floor

**Kitchen** 9'01 x 7'03 (2.75 x 2.14)  
Kitchen units at floor and eye level, tiled between units, includes electric cooker and fridge freezer.



**Dining / Living Room** 14'04 x 8'09 (4.28 x 2.45)  
This room is situated to the front of the house with carpet flooring.



**Sitting Room** 11'09 x 11'09 (3.38 x 3.83)  
Carpet flooring, open fireplace with timber surround and granite hearth. Hotpress built in to one side.

**FIRST FLOOR**

**Bedroom 1** 13'06 x 8'08 (3.98 x 2.46)  
Carpet flooring, built-in wardrobe

**Bedroom 2** 11'07 x 11'03 (3.37 x 3.36)  
Carpet flooring, built-in wardrobe – situated to front of house.



**Bedroom 3** 9'05 x 8'05 (2.75 x 2.45)  
Carpet flooring, built in wardrobe – again situated to the front.

**Bathroom** 6'02 x 6'02 (1.83 x 1.83)  
WHB, WC and Shower with power shower. Vinyl flooring, walls fully tiled.

