

FEATURES

- Excellent Location with primary school only a few yards up the road
- Jenkinstown Woods also within close proximity.
- 10 mins drive to Kilkenny City.
- Detached garage with workshop to rear
- Double entrance to front with tarmac driveway
- Beautiful landscaped gardens
- Walls and attic pumped in recent years
- Alarmed

SERVICES Own Well, Septic Tank, Oil fired central heating, Telephone & ESB

YEAR BUILT 1976

SIZE c.1323 sq. ft / 123 sq. m

BER E1. No.11235155

SALE TO INCLUDE All carpets, curtains and light fittings



CLINSTOWN, JENKINSTOWN, KILKENNY, R95KOY1.

FOR SALE BY PRIVATE TREATY



LOCATION! LOCATION! LOCATION!

Detached bungalow residence on a lovely site with double entrance, beautiful landscaped gardens front and rear, detached garage. Accommodation includes entrance hallway, kitchen-dining-living, sitting room, 4 bedrooms and bathroom.

GUIDE PRICE : €280,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway 12'05 X 6'06 (3.67 X 1.87)
Laminate flooring, cornicing

Hallway 27' x 3'01 (8.22 x 0.92)
Laminate flooring, hot press, cornicing

Kitchen 13'10 x 010'10 (4.00 x 3.08)
Kitchen units at floor and eye level, tiled between units, Oil Stanley cooker, electric cooker, vinyl flooring, cornicing, door leading to rear porch



Living Room 11'03 x 11'01 (3.36 x 3.35)
Laminate flooring, built-in units, cornicing

Rear Porch 6'10 x 4'09 (1.85 x 1.25)
Vinyl flooring, door to rear garden.

Sitting Room 15'02 x 14'01 (4.57 x 4.27)
Carpet flooring, marble fireplace, built-in units to both sides of the chimney brest, cornicing



Bedroom 1 9'05 x 9' (2.75 x 2.74)
Carpet flooring, built-in wardrobes and vanity unit

Bedroom 2 9 x 9 (2.74 x 2.74)
Carpet flooring, built-in wardrobes



Bedroom 3 17' x 11'04 (5.18 x 3.36)
Carpet flooring

Bedroom 4 13'03 x 9'04 (3.97 x 2.75)
Carpet flooring, built-in wardrobe



Bathroom 7'10 x 11' (2.16 x 3.35)
WHB, WC and Bath, tiled floor to ceiling

