

SERVICES Gas fired central heating, mains water & mains sewerage.

BER RATING C1 (Ber No 114697469)

FEATURES 3 Bed, 2 Bath, WHB&WC
Large rear garden, not overlooked
Centrally located with all amenities on ones doorstep
Only minutes of Cork / Dublin Motorway

SALE TO INCLUDE All carpets, curtains and light fittings.
All kitchen appliances – fridge freezer, Electric oven with 4 ring hob and extractor fan overhead, microwave.

LOCATION This development was completed in 2006, its centrally located in the town with all amenities to hand. On entering the estate, continue past the green and its on the right hand side. Sign Up!



47 Chapelfield, Urlingford, Co. Kilkenny. E41 W560

FOR SALE BY PRIVATE TREATY



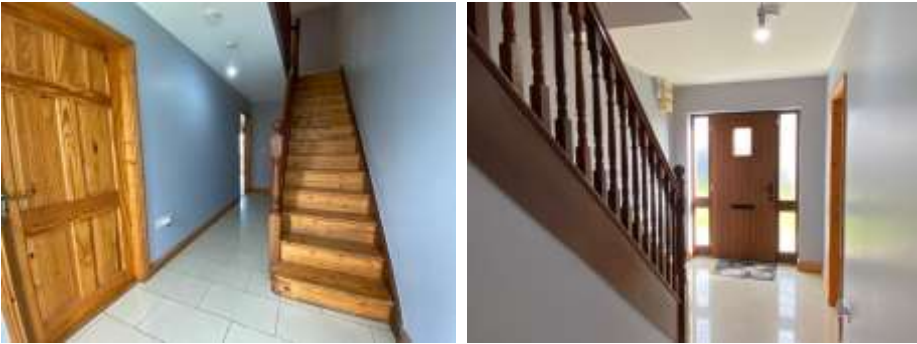
We are delighted to offer this 3 bed semi-detached home, built in 2006, nicely positioned in the estate, not overlooked. Centrally located in this bustling town of Urlingford with all amenities to hand and only minutes off the Dublin / Cork motorway. Accommodation includes entrance hallway, kitchen-dining, livingroom, WHB & WC on ground floor with 3 bedrooms, 1 ensuite and bathroom on 1st floor.

GUIDE PRICE : €180,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 18'11 x 6'06 (5.5 x 1.9)
Tiled floor, timber stairwell to the first floor, WHB & WC underneath the stairs.



Kitchen-Dining 16'06 x 13'11 (4.9 x 4)
Kitchen units at floor and eye level, tiled between units. Includes fridge freezer, electric oven, hob & extractor fan overhead, washing machine; tiled floor; recess lighting; French doors into the living room and patio doors lead out to private rear garden.



Living Room 11' x 10'09 (3.3 x 3.1)
Timber flooring, Cast iron fireplace with marble surround. French doors lead to kitchen / dining.



WHB & WC 6'05 x 2'05 (1.8 x 0.6)
Tiled floor, WHB & WC.

FIRST FLOOR

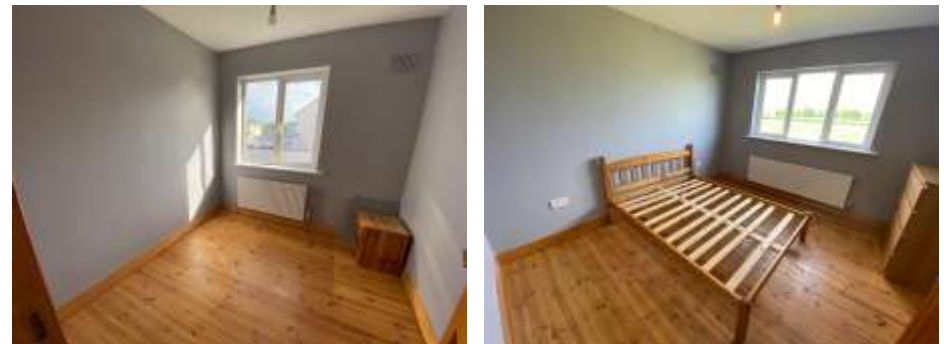
Bedroom 1 15'05 X 9'06 (4.6 X 2.8)
Timber flooring, sited to front of the house, ensuite.

Ensuite Bathroom 8'02 x 3'06 (2.4 x 0.9)
WHB, WC and Double Shower Area with Triton T90sr, tiled floor and tiled around shower area



Bedroom 2 11'06 x 10'09 (3.4 x 3.07)
Timber flooring

Bedroom 3 8'x 7'10 (2.4 x 2.2)
Timber flooring, sited to the front.



Bathroom
WHB, WC and Bath, Tiled floor to ceiling.

Landing 14' x 6'07 (4.3 x 1.9)
Timber flooring, hotpress; access to attic.



Main Bathroom and View from Bedroom 2