

SERVICES

Mains water and mains sewerage, Oil fired central heating and the house is alarmed.

SALE TO INCLUDE

All carpets, curtains and light fittings, all fixtures and fittings and electric cooker in the kitchen

FEATURES

- Presented in excellent condition inside and out!
- Ready to walk into
- Super location – just off ring road and within walking distance of all amenities
- Detached Garage

LOCATION

Garringreen is located just off the Johnwell Road, only a 100 yards from the ring road, giving easy access to / from all routes. Within walking distance of Lidl and Newpark Shopping Centre – when you drive into Garringreen, continue straight and the property is down on the left – sign up!

BER RATING

C2 (Ber No 1172387433)



Viewing Strictly By Appointment

11 GARRINGREEN, JOHNSWELL RD, KILKENNY. R95 F9K6.

FOR SALE BY PRIVATE TREATY



Sale of four bedroom semi-detached home with walled in gardens front and rear, tarmac drive with parking for 2 cars, detached garage to rear.

Accommodation comprises of entrance hallway, kitchen-dining, sittingroom, 2 double bedrooms and bathroom on the ground floor with 2 large bedrooms, one ensuite on the first floor. Built in 1995, this home is in excellent condition – ready to walk into! Great location, just off the ring road, giving easy access to / from all routes.

GUIDE PRICE : €335,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 16'10 x 6'4 (4.9 x 1.9)
Vinyl flooring, carpet stairwell to first floor accommodation.

Kitchen – Dining 15.09' x 12'09 (3.7 x 4.6)
Kitchen units at floor and eye level, tiled between units, includes electric cooker; Vinyl flooring; door leading out to rear garden.



Sitting Room 13' x 12'06 (4 x 3.7)
Carpet flooring, open fireplace, marble with timber surround.



Bedroom 1 9'06 x 8'11 (2.8 x 2.7)
Carpet flooring (front of house)

Bathroom 9'06 x 7' (2.8 x 2.1)

WHB, WC and Bath. Tiled floor and tiled around the bath area.

Bedroom 2 13' x 9'05 (4 x 2.7)
Carpet flooring (rear of house)

FIRST FLOOR

Landing 5' x 3'01 (1.5 x 0.92) Carpet flooring

Bedroom 3 12' x 9'11 (3.6 x 3.3)
Carpet flooring, built in wardrobe.



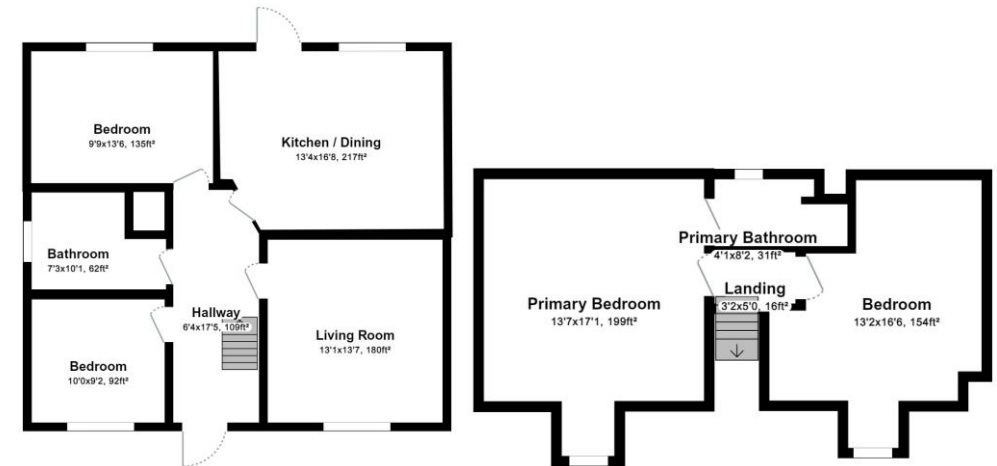
En-suite Bathroom 8' x 4' (2.4 x 1.2)
WHB, WC and Shower, tiled floor and tiled around shower.

Bedroom 4 12'10 x 11' (3.7 x 3.3)
Carpet flooring.



OUTSIDE

Detached Garage with roller door to the front and access door from the side.



FLOOR PLANS