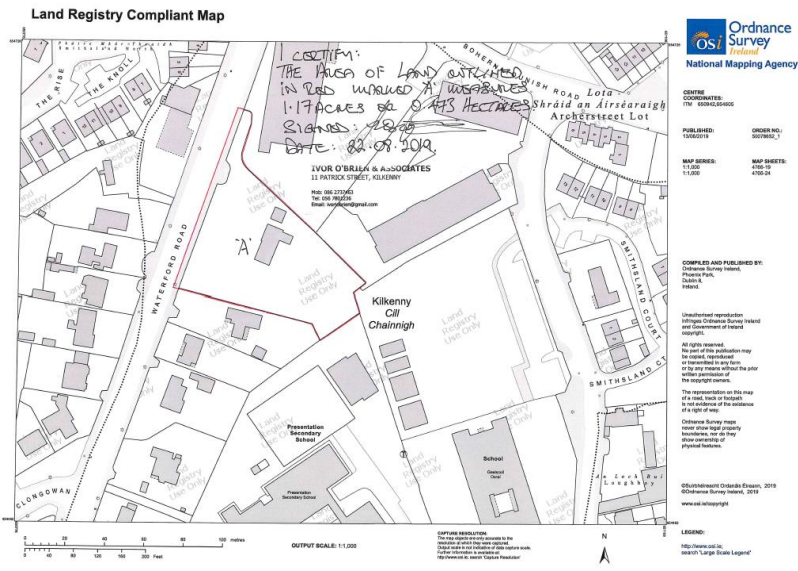


- Spectacular 1.17 Acre Site on the Waterford Road
- Excellent road frontage
- Benefiting from all city amenities within walking distance of site
- Only 10 minutes stroll down to The Parade
- 3-4-minute walk to Loughboy Shopping Centre, 5 minutes' walk to The Watershed
- Only a few hundred yards off the ring road, giving easy access to / from all routes



Site Map comprising 1.17 Acres

WATERFORD ROAD, KILKENNY. R95 WFKO

1.17 ACRE PRIME DEVELOPMENT SITE



For Sale By Private Treaty

This is a great opportunity to acquire a choice development site in one of Kilkenny's prime residential areas, with all important amenities close at hand. There is a detached bungalow extending to 1961sq.ft and double garage currently on site, with prominent entrance from the Waterford Road, tarmac driveway, and gardens.

This site has enormous potential for a small development, subject to the necessary

planning permission.

Price On Application!

This bungalow residence with built in 1972, extended in 1997 to the rear. It benefits from a double garage to the left as you drive up to the property. Tarmac driveway, mature hedging bounds the site, front sides, and rear.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway	6'07 x 8'06 (1.85 x 2.45)	Carpet flooring
Hallway	25'04 x 3'06 (7.62 x 0.93)	Carpet flooring
Kitchen	12'06 x 11' (3.67 x 3.35)	Units at floor and eye level, tiled between units, Open plan into dining area, door leading to back hallway out to toilet and living room.
Dining	15'03 x 9'03 (4.58 x 2.75)	Vinyl flooring



Living Room	12'10 x 14'01 (3.69 x 4.27)	Carpet flooring, patio door leading out to rear garden, Marble fireplace with electric stove.
WC	3'05 x 4'09 (0.93 x 1.25)	Tiled flooring
Sitting Room	16'02 x 12'07 (4.88 x 3.67)	Carpet flooring, cornicing with centre piece, beautiful marble fireplace
Dining Room	16'07 x 12'06 (4.99 x 3.67)	Carpet flooring, cornicing with centre piece, open plan into sitting room and door into kitchen



Bathroom	11' x 3.36 (7'01 (3.4 x 2.1)	WHB, WC, Bath and shower area, tiled floor and tiled halfway up walls.
Bedroom 1	11'01 x 8'10 (3.35 x 2.47)	Carpet flooring
Bedroom 2	11'07 x 8' (3.37 x 2.43)	Carpet flooring, built-in wardrobe
Bedroom 3	11'11 x 8'08 (3.4 x 2.5)	Carpet flooring, built-in wardrobe, and vanity unit
Bedroom 4	13'02 x 11'06 (3.9 x 3.4)	Carpet flooring, built-in wardrobe, and vanity unit
Bedroom 5	11'01 x 10' (3.35 x 3.05)	Carpet flooring, built-in wardrobe



SERVICES	Mains water and mains sewerage & own well, oil fired central heating
BER	D2 – No. 102383254
FOLIO	KK7287F (0.37 HA); KK15610F (0.12 HA) & KK14930



Excellent road frontage on the Waterford Road, with Circle K Petrol Station directly opposite, Lidl and Smithland's Centre to the left, with the Presentation secondary school to the rear.

