

## For Sale

### Moulerstown, Glenmore, Co. Kilkenny



Architect designed split level dormer style residence extending to c.2,152 sq.ft. set on an elevated c.0.84 acre site set in a tranquil rural setting with spectacular views of the surrounding countryside. Located c.5km from Glenmore village, c. 11km from New Ross, and c. 22km from Waterford City with all local amenities available in Glenmore Village. The property comprises of entrance hall, living room, kitchen/diner, conservatory, bathroom, study, bedroom with en-suite shower room and walk-in wardrobe, with three upstairs bedrooms, including master bedroom with en-suite. The property is of block wall construction with slate roof, UPVC double glazed windows, oil fired central heating, private well water supply and waste water treatment system, and coloured render finish to the exterior. Viewing strictly by prior appointment with sole selling agents DNG Thomas Reid Auctioneers.

**BER: No. 109698753**

**Asking Price €200,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Tiled flooring. Spiral metal railing staircase.

4.1 x 6.39

### **Living Room**

Semi solid ash flooring. Integrated solid fuel stove.

4.0 x 4.65

### **Kitchen – Dining Room**

Tiled flooring. Ground level kitchen units, integrated dishwasher. Fitted oven and hob. Double doors to conservatory. Blinds to window.

6.5 x 3.5

### **Conservatory**

Tiled flooring. French doors leading to the rear of the property. Blinds to window.

4.5 x 3.7

### **Utility Room**

Tiled flooring. Fitted units and work-surfaces. Plumbed for washing machine and tumble dryer. Door leading to rear of the property.

2.7 x 1.7

### **Office**

Linoleum flooring. Curtains to windows.

2.9 x 4.1

### **Bathroom**

Tiled flooring and walls from floor to ceiling. WC. WHB. Triton T90 electric shower over bath.

3.3 x 1.9

### **Bedroom 4**

Laminate wood flooring. Curtains on double doors.

4.3 x 3.4

### **En Suite**

Tiled flooring. WC. WHB. Shower unit with Triton T90.

3.3 x 1.2

### **Walk in Wardrobe**

Carpet flooring. Shelving units.

3 x 1.2

### **Master Bedroom – First Floor**

Carpet flooring. Double doors. Velux roof windows.

4.9 x 5.1

### **En Suite**

Tiled floor. WC. WHB. Power Shower. Velux window in ceiling.

2.7 x 1.8

### **Bedroom 2**

Laminate wood flooring. Velux window in ceiling.

4 x .2.8

### **Bedroom 3**

Laminate wood flooring. Velux window in ceiling.

7 x.6 x 3.2

### **Garden**

Brick entrance with concrete driveway. Patio Leading from conservatory to side of property. Garden is in lawn.

### **Heating:**

Oil Fired Central Heating

### **BER:**

Rating C1

BER No. 109698753

EPI: 161.36

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233  
DNG Thomas Reid Auctioneers PSRA License No. 002015**













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**THOMAS REID**  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

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