

This home was purchased by the current owners in 2006 and has been totally renovated throughout, leaving a very modern classic three bedroom townhouse extending to c. 970 sq ft internally (excluding internal courtyard). This home is finished to a very high standard throughout with engineered oak flooring in all rooms, ensuite and shower rooms are beautifully tiled floor to ceiling, Jacuzzi bath, feature spot lights and a fabulous walk in wardrobe off the main bedroom through to the ensuite.

There is an internal courtyard with French doors from both the down stairs bedroom and kitchen area giving a lovely natural light flowing through. There is a velux window in the kitchen allowing the natural light flow down the hallway. The sittingroom is to the end of the house featuring a beautiful marble fireplace with a solid fuel stove and French doors leading out to the walled in rear garden.

FEATURES

- Engineered Oak Flooring Throughout
- Bathroom on ground floor and ensuite bathrooms are beautifully tiled floor to ceiling with Jacuzzi bath in ensuite.
- Shaker style solid walnut doors throughout
- Walnut staircase to first floor
- Beautiful door knobs on all doors
- House is alarmed
- Fabulous contemporary high red gloss kitchen with Limestone breakfast counter and worktop
- Internal courtyard between downstairs bedroom and kitchen
- Private walled in garden to rear with Shed to back of garden
- Rear access from lane to rear also

SALE TO INCLUDE

- All kitchen appliances – fridge freezer, double oven, hob and extractor fan, microwave and washing machine in closet off the kitchen.
- Dryer is included – located in shed to rear of garden
- All fixtures and fittings, blinds and light fittings

LOCATION

- Ballybought Street is situated opposite the Army Barracks, only a few hundred yards from St John's Senior National School, and a 2-3 minute walk from both McDonagh Junction Shopping Centre and Newpark Shopping Centre. Also located only 2 minutes drive from the ring road, giving easy access to / from all routes. This is an excellent location within walking distance of all city amenities, schools, church, shopping centres, sporting facilities – Nowlan Park / O'Loughlin Gaels GAA grounds. The train station is less than a 5 minute walk with daily buses to / from Dublin / Carlow / Waterford.

12 BALLYBOUGHT STREET, KILKENNY.

For Sale By Private Treaty



We are delighted to be offering this deceptively spacious and very modern two-storey 3 bedroom terraced residence with cobblelock driveway, internal courtyard and walled in garden to rear. This home has been finished to a very high standard throughout and is beautifully maintained. Great location within walking distance of all city amenities. Viewing highly recommended!

ACCOMMODATION COMPRISES OF THE FOLLOWING : -

GROUND FLOOR

Entrance Hallway 5.55 x 42.67 (1.69 x 13.0)

The hallway flows down to the right of all the rooms to the kitchen, with tiled flooring, the staircase leading to the first floor bedroom is directly inside the front door.

Front Bedroom 8'03 x 9'03 (2.44 x 2.75)

This is the first room on entering the house to the left, with Engineered Oak flooring, feature "minute" cast iron fireplace, shelving over the door, recess lighting.

Bedroom 2 9'71 x 11'07 (2.95 x 3.37)

Engineered oak flooring, French doors leading to court yard, built-in wardrobes, recess lighting

Shower Room 2'44 x 10'35 (0.74 x 3.15)

WHB, WC and Shower, tiled floor to ceiling, 3 x spot lights, small window.

Kitchen 11'9 x 13'5 (3.36 x 4.12)

Fabulous contemporary high gloss red fitted kitchen units with Limestone breakfast counter / worktop. Integrated fridge freezer, double electric oven, hob, extractor fan and microwave all included. The washing machine is in a cupboard off the kitchen. French doors leading out to court yard, velux window allowing natural light into kitchen and hallway.



Kitchen with Limestone Worktop and showing French doors out to Court Yard

Sitting Room 14'9 x 10'2 (4.54 x 3.10)

This room is located to the rear of the house, looking out onto the rear garden, feature marble fireplace with gas fire, French doors out to the garden. Engineered oak flooring. Beautiful fitted blinds to French doors.



Sitting Room with French doors out to the garden.

FIRST FLOOR

Main Bedroom 12'3 x 10'04 (3.75 x 3.17)

Engineered oak flooring, sliding Walnut doors into walk-in wardrobe leading through to the Ensuite bathroom.

Wardrobe 7'09 x 6'73 (2.16 x 2.05)

Engineered oak flooring, door into ensuite bathroom, staircase access to the attic which is floored out for storage, two windows in this space – excellent natural light, built-in wardrobes.



Main Bedroom and Built in Wardrobes

Ensuite Bathroom

This is beautifully tiled floor to ceiling with 3 spot lights, heated radiator, Power Shower over the Bath, top quality bathroom / vanity ware and Jacuzzi bath



En Suite Bathroom



Rear Garden