

**EIRCODE** R95 X57K  
**BER RATING** G. – No. 112487004

**FEATURES**

- Central Location – within walking distance of all amenities in Kilkenny city, beside St. John's Church, opposite McDonagh Shopping Centre and Train Station.
- Electric gated entrance to the right of the property for residence (shared with 7 others) to access rear of property and garden area
- Generous room size throughout – excellent potential to turn into a fabulous family home.

**SALE TO INCLUDE**

- All carpets, curtains and light fittings.

**SERVICES**

- Electric Storage Heaters throughout
- Electric / oil Stove in Kitchen
- Mains water & mains sewerage

**LOCAL AMENITIES**

- Living on the doorstep of this magnificent Marble City, there are a choice of both primary and secondary schools.
- The Train Station and Mac Donagh Junction Shopping Centre are located directly across the road.
- The Watershed Gym with fantastic sporting facilities – running track, astro turf playing fields, pool, gym, indoor courts etc.
- Golf Clubs – Kilkenny Golf Club, Mount Juliet, Thomastown, Ballyhale, Castlecomer etc.



## 1 ST. JOHN'S PLACE, DUBLIN ROAD, KILKENNY.

For Sale By Private Treaty



**LOCATION! LOCATION! LOCATION!**

We are delighted to offer this end of row property to the market, in a fabulous location with generous living accommodation, private yard to rear, large garden with complimentary wrought iron gated front and enclosed small garden to the front. Built in 1890. Accommodation includes entrance hallway, kitchen, dining room, sitting room, storeroom and downstairs toilet with 3 large bedrooms and bathroom on the first floor.

Worthy of inspection!

**GUIDE PRICE : €295,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**GROUND FLOOR**

**Hallway** 20' x 6'07 (6.09 x 1.82)

Carpet flooring with carpet stairwell leading to first floor accommodation.

**Sitting Room** 17' x 14'09 (5.18 x 4.26)

This is a lovely generous sized room with carpet flooring, marble fireplace with brick inset.



**Kitchen** 12'10 x 10'05 (3.65 x 3.04)

Vinyl flooring. Oil Stove.

**Dining/Living area** 12'07 x 13'06 (3.65 x 3.96)

Carpet floor. Tiled fireplace.



**Rear Hallway** 12'05 x 4'05 (3.65 x 1.21)

Plumbed for washing machine. Door to rear garden/yard.

**Storeroom** 14' x 6'09 (4.26 x 1.82)

**WHB & WC.** 5'02 x 4'06 (1.52 x 1.21)

Vinyl Flooring

**FIRST FLOOR**

**Landing**

Carpet flooring. Storage heater.

**Bedroom 1** 14' x 9'07 (4.26 x 2.74)

Carpet flooring.

**Bedroom 2** 13'07 x 14'04 (3.96 x 4.26)

Carpet flooring. Fireplace.

**Bedroom 3** 16'01 x 10'08 (4.87 x 3.04)

Carpet flooring.



**Bathroom** 6'09 x 8'11 (1.82 x 2.43)

Vinyl flooring. WHB + WC, Bath. Built in hot-press.

**Storage Room** 9' x 3' (2.74 x 0.91)

