

SERVICES

- Oil Fired Central Heating
- Telephone & ESB
- Mains Water & Mains Sewerage

FEATURES

- Street side property in excellent condition
- Double Glazed windows
- Lovely south facing private garden to rear

BER RATING

C3 (Ber No 110589975)

LOCATION

This property is located on the Main Street in this wonderful town, steeped in history, as you come from the Kilkenny side, drive down by the Church and Garda Station and the property is on the right hand side – sign erected!

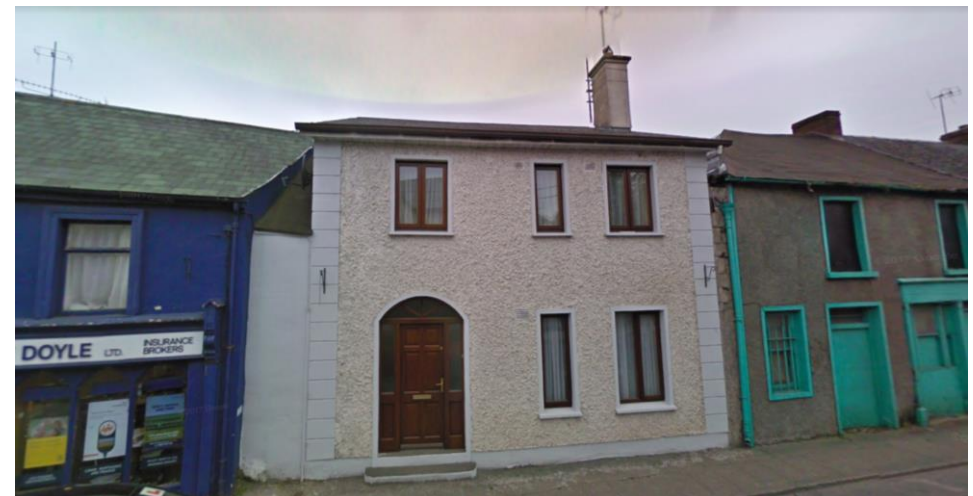
EIRCODE

R95 H704



MAIN STREET, GRAIGUENAMANAGH, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



Lovely 3 bedroom townhouse built in 1999 extending to c.1270 sq ft / 118 sq m with accommodation comprising of entrance hallway, kitchen, dining-living area, sittingroom and toilet under the stairs with 3 bedrooms, 1 ensuite and bathroom on the first floor. This property is within walking distance of all town amenities. Enclosed yard which can be accessed from the rear. Beautifully maintained throughout.

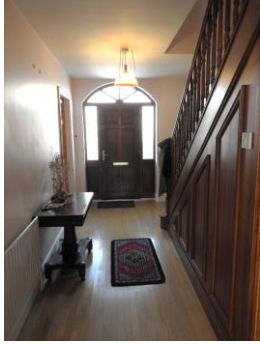
GUIDE PRICE : €180,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 15'5 x 8'09 (4.7 x 2.46)

Solid timber floors, carpet stairwell to first floor accommodation, toilet under the stairs, door to right leads into the sittingroom and door straight on leads into the kitchen.



Kitchen 14'2 x 9'67 (4.34 x 2.95)

Tiled floor, kitchen units at floor and eye level, tiled between units; includes electric cooker, Hotpoint dishwasher and fridge freezer. Door leads into dining / living area and door out to rear garden.

Dining – Living Area 21'5 x 10'2 (6.57 x 3.11)

Solid timber flooring, Patio sliding door out to the slabbed patio area which enjoys the sunshine most of the day. Doors to kitchen and sittingroom.



Sitting Room 13'7 x 40'6 (4.2 x 3.25)

Carpet flooring, beautiful marble fireplace with open fire, cornicing with centre piece, recess lighting, door leads to hallway and into dining area.

Toilet 2'5 x 2'09 (0.77 x 0.64)

WHB & WC, timber flooring.

FIRST FLOOR

Bedroom 1 14'6 x 7'4 (2.25 x 4.45)

Carpet flooring, built-in wardrobes



Bedroom 2 10'3 x 12'5 (3.16 x 3.82)

Carpet flooring, built-in wardrobes

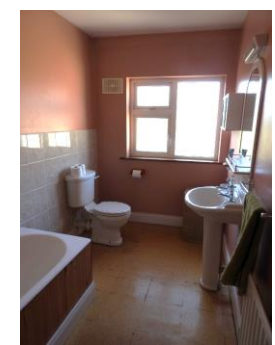


Ensuite Bathroom 2'5 x 3.99 (0.78 x 1.21)

WHB, WC and Gainsborough 1600 PS

Bedroom 3 10'9 x 14'4 (3.3 x 4.39)

Carpet flooring



Bathroom 6'09 x 9'82 (1.85 x 2.99)

WHB, WC and Bath, tiled floor and tiled around the bath

Landing 13'5 x 3'5 (4.12 x 1.07)

Carpet flooring, Staire to attic