

16 Pococke Valley, Johnswell Rd, Kilkenny. R95 APX7

For Sale By Private Treaty



Two-storey semi-detached home, nicely presented throughout, with double driveway parking to the front and a private walled in garden to the rear. Accommodation includes entrance hallway, kitchen-dining, sittingroom on the ground floor with three bedrooms and bathroom on the first floor. Located on the outskirts of the city, this home is situated in a mature quiet residential area convenient to all city amenities and just off the ring road, giving easy access to / from all routes.

GUIDE PRICE : €299,000

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-
GROUND FLOOR**

Entrance Hallway 15'4 ax 6'2 (4.7 x 1.88)

Tiles inside the hallway to the stairwell, solid timber floor further on. Storage underneath stairs – housing the Gas boiler.

Kitchen-Dining 19'5 x 8'4 (5.95 x 2.57)

Kitchen units at floor and eye level, tiled between units. Includes Beko Fridge freezer, electric oven with extractor fan overhead, Beko washing machine and dishwasher. Vinyl flooring, door leading to enclosed rear garden.



Sitting Room 12'8 x 12'1 (3.9 x 3.7)



This is a lovely bright room with the morning sun shining in, solid wood flooring, cast iron fireplace with tiles and timber surround – solid fuel built in stove. Cornicing with center piece.



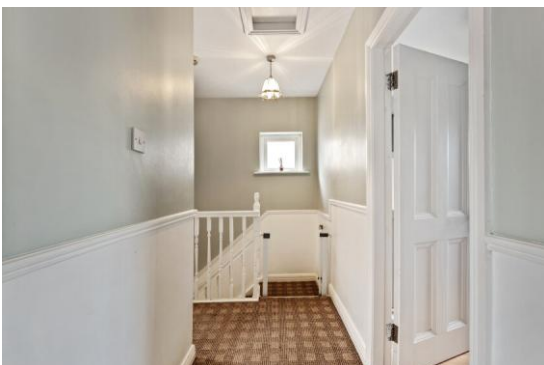
FIRST FLOOR

Landing 13'1 x 3'7 (4.01 x 1.12)

Carpet flooring, access to attic from landing

Bathroom 10'1 x 6'1 ((3.07 x 1.86)

WHB, WC and Bath with Mira electric shower, tiled floor to ceiling, includes the hotpress.



Bedroom 1 11'1 x 9'5 (3.39 x 2.89)

Bright spacious bedroom situated to the front of the house, with laminate timber floors, built-in wardrobe.



Bedroom 3 8'2 x 9'6 (2.46 x 2.94)

Laminate timber flooring.

Bedroom 2 10' x 9'6 (3.04 x 2.94)

Laminate timber flooring, built-in wardrobes



SERVICES

- Gas fired central heating
- Mains water and mains sewerage

BER

- D1
- Ber No : 105818892

FEATURES

- Established residential area on the outskirts of the city, easily accessible to / from all routes
- Only minutes to the M9
- Within walking distance of Lidl / Newpark Shopping centre and numerous facilities.
- Peaceful neighbourhood
- Double driveway to the front
- Fantastic opportunity for first timber buyers / families / investors.

LOCATION

This property is nicely positioned in this mature residential area, a sought after location just off the ring road. From the ring road, turn right onto Johnswell Road and it's the first development on the right hand side, drive into the estate, turn right and it's the first right. No.16 will be signposted. Lidl is upto the right when your leaving the estate, with Newpark shopping centre only a 2 minute drive at the top of the road.



Video



Mature walled in garden to rear!

Viewing Highly Recommended!

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.