

40 Riverside Drive, Kilkenny. R95 C7YC

FOR SALE BY PRIVATE TREATY



Introducing a two-storey semi-detached home boasting c.1,365 sq ft / 126.8 sq m of living space. This property comprises an entrance hallway, two spacious reception rooms, a kitchen-dining, a utility room, and a shower room on the ground floor. Upstairs, you'll find three bedrooms and a bathroom.

Nestled in a prime location, this home is just a stroll away from the city center and all essential amenities. Plus, enjoy breathtaking river walks right at your doorstep.

GUIDE PRICE : €345,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway
9'07 x 6'03 (2.8 x 1.8)

Vinyl floor, carpet stairwell to first floor, kitchen straight ahead, sitting room to the left.

Sitting Room
12' x 11'04 (3.6 x 3.4)

Situated to the front with carpet flooring, built-in units to one wall.



Kitchen-Dining
14' x 8'09 (4.3 x 2.5)
4'05 x 5'05 (1.2 x 1.5)

Built-in kitchen units at floor and eye level, tiled between units; includes electric cooker, dishwasher, and solid fuel Range. Doors lead to the rear yard/garden, utility/toilet, and living room. Vinyl flooring



Utility Room
14'10 x 8' (4.3 x 2.4)

Plumber for washing machine, door leading to front of house; includes WHB & Shower Area

Livingroom
23' x 11' (7 x 3.3)

This room has been extended, offering ample space and featuring a solid fuel stove at one end, with the opportunity to bask in the sunlight at the other, overlooking the patio area.



FIRST FLOOR

Landing
8'11 x 6'04 (2.5 x 1.8)

Carpet flooring

Bedroom 1
12'09 x 10'09 (3.7 x 3.1)

Oak flooring, built-in wardrobes, situated at the front of the house



Bathroom

WHB, WC, and shower with Triton T90. Cladding on walls, vinyl flooring.

7'03 x 5'04 (2.1 x 1.5)

**Bedroom 2**

8'03 x 8'02 (2.4 x 2.4)

Carpet flooring, a built-in vanity unit, situated at the front

Bedroom 3

11'02 x 12'04 (3.45 x 3.7)

Vinyl floor, built-in wardrobes to one wall, situated to the rear of the house.

SERVICES

- Oil-fired central heating
- Mains water
- Mains sewerage

FEATURES

- Super location – within walking distance of all city amenities/schools / shops
- Canal / River walk directly across the street.
- Extended to rear – excellent living space
- 3 Bed; 2 Bath
- Excellent living space (1365 sq ft)

BER C3

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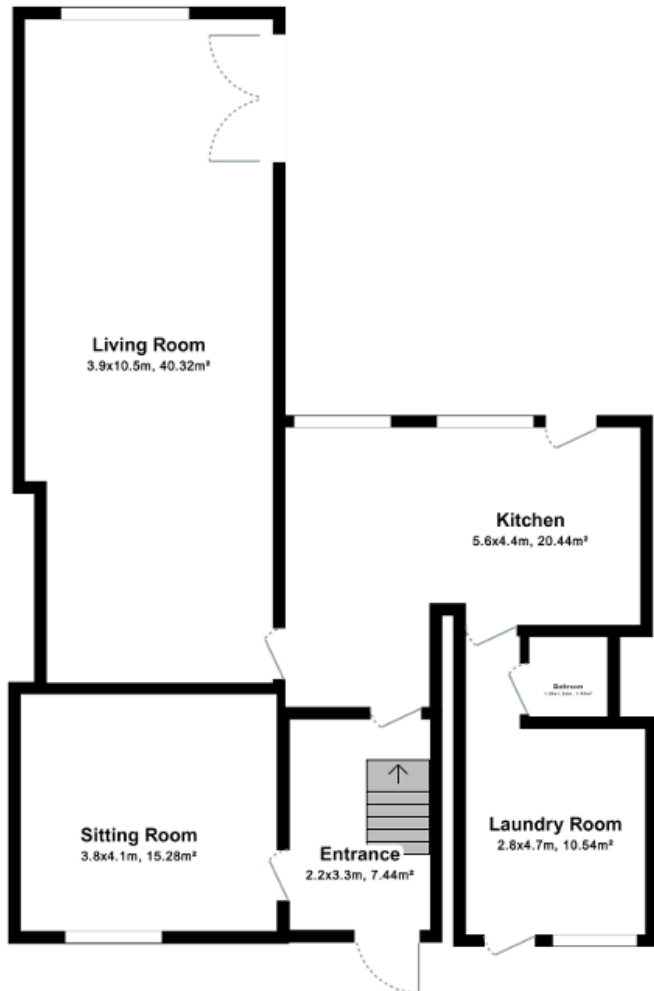
OUTSIDE

A small yard is enclosed and features access from the kitchen as well as patio doors from the living area. Additionally, there is a small shed with a galvanized roof and steps that ascend to a well-established garden.

LOCATION

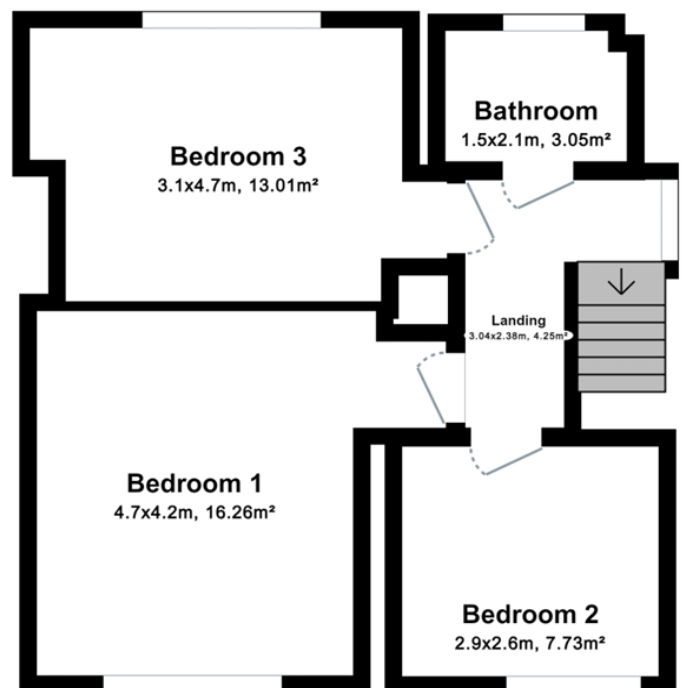
Riverside Drive is a popular location within walking distance of all city amenities. From our office on John Street, head for the Freshford Road – go over Greens Bridge, taking a right / 2nd exit at the round about, and take the next right just 100 yards on, follow this road a few 100 yards and the property is on the left – Sign Up!





For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



Video Link

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.