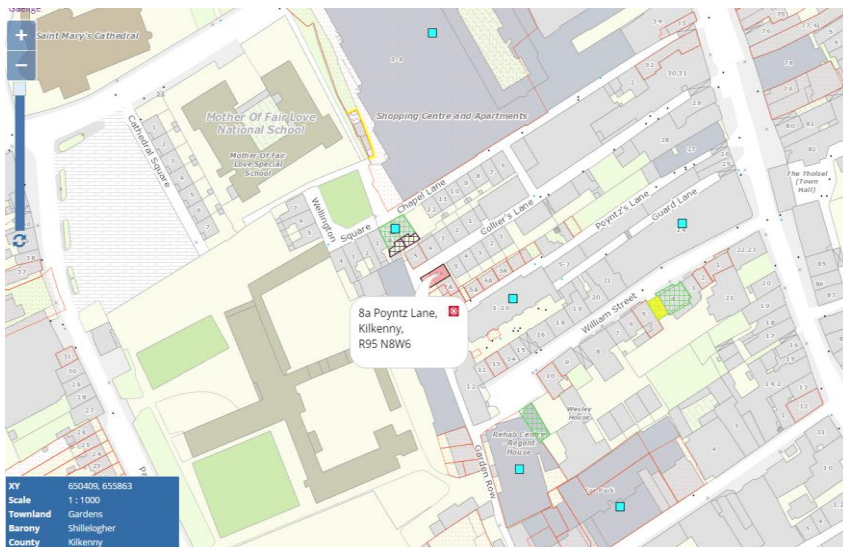


BER RATING D2

GUIDE PRICE €170,000



Location Map of property

8A POYTNZ LANE, KILKENNY.

For Sale By Private Treaty



Two bedroom end of terrace residence with small court yard located in the heart of Kilkenny City, situated just off High Street with all amenities on your doorstep.

Guide Price : €170,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR :

Entrance Hallway 5'3 x 5'6 (1.62 x 1.69)
Tiled floor, carpet on stairwell leading to first floor accommodation. Hotpress.

Kitchen – Dining – Living Area 17'11 x 14'6 (5.21 x 4.44)
Open plan kitchen – dining – living area, patio door leading out to small court yard. Kitchen units at floor and eye level, tiled between units, includes electric cooker, extractor fan and washing machine. Marble fireplace with timber surround – gas fire.



FIRST FLOOR

Bedroom 1 11'3 x 11'3 (3.45 x 3.45)
Carpet flooring, built-in wardrobes

Bedroom 2 9'1 x 7'9 (2.78 x 2.41)
Carpet flooring, built-in wardrobes

Bathroom 5'9 x 5'5 (1.81 x 1.66)
WHB, WC and Triton T90 electric shower. Tiled floor and tiled around the shower area.



This house has been well maintained over the years. It was built in 1997. There is no dedicated parking spot, but there is the option to park directly outside the door. No. 8A Poyntz Lane is situated at the top of Colliers Lane which is just off the High Street opposite the Post Office.

There is a huge shortage in supply of rental properties available in Kilkenny and has been for the past 9-12 months. This is an ideal investment property – with little maintenance, ready to go and suitable for an individual/s or couple working in the city with no need for transport. For commuting a little further afield, the train station is located within a 10 minute walk and there are daily buses running from The Parade and train station. It is an independent property, there are no maintenance fees.

SERVICES

- Gas Fired Central Heating
- Telephone & ESB
- Mains Water & Electricity

SALE TO INCUDE

- All carpets, curtains and light fittings
- Kitchen appliances – electric cooker, extractor fan and washing machine.
- All fixtures and fittings



Located at the top of Colliers Lane, just off the High Street