

<b>EIRCODE</b>	R95 X4C9
<b>SIZE</b>	c.2970 sq ft 276 sq m
<b>SERVICES</b>	Mains water & mains sewerage Telephone & ESB Oil fired central heating
<b>FEATURES</b>	Beautiful maintained period residence 10'5" ceilings in all rooms (with the exception of Bedroom 3) Generous living accommodation – two fabulous reception rooms Large private high walled in yard and gardens to the rear Excellent location, within walking distance of all village amenities – church only a few yards away, pubs, shop and GAA facilities only a few minutes walk Kilkenny City 15 minutes drive Urlingford / Motorway 8 minutes drive
<b>BER</b>	G. No. 111308458
<b>GUIDE PRICE</b>	€295,000

This property was built in 1890, has been beautifully maintained throughout, extended to the rear in more recent times. There is excellent living accommodation on the ground floor with 1 bedroom, 4 bedrooms and bathroom on the first floor. Great location – facing onto the green, with the church only a few feet away, schools, gaa grounds, shops, pubs etc all within a few minutes walk.



## ST. RITAS, THE SQUARE, FRESHFORD, CO. KILKENNY.

**FOR SALE BY PRIVATE TREATY**



This is a two-storey detached period residence extended to the rear, located in the heart of the village situated beside the old nursing home, on The Square in Freshford. This home has been beautifully maintained, retaining many of its original features with high ceilings on both floors, excellent spacious living accommodation and four double bedrooms and bathroom on the first floor. Access to the enclosed yard and beautiful gardens is via and archway to the right of the dwelling. Feature stone wall to the front.

**VIEWING HIGHLY RECOMMENDED!**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**GROUND FLOOR**

**PORCH 4'96 X 9'96 (1.51 X 2.95)**

Carpet flooring, 2 large windows, door into hallway.



**HALLWAY 23'4 X 7'63 (7.13 X 2.32)**

Carpet flooring, carpet stairwell to first floor accommodation, doors leading to drawing room, bedroom, livingroom and rear hallway.

**BEDROOM 1 14'23 X 6'94 (4.3 X 2.11)**

This used to be the old surgery. Carpet flooring, WHB.



**DRAWING ROOM 23'15 X 13'9 (7.05 X 4.24)**

Carpet flooring, Doors leading to kitchen and utility room, cast iron fireplace with timber surround.

**KITCHEN 25'35 X 14' (7.72 X 4.26)**

Tiled floor in kitchen area, units at floor and eye level with breakfast counter dividing the kitchen/dining and living area, door from kitchen to the back hallway, into the drawing room and a door out to the yard at the side of the house. Carpet flooring in the living area with a lovely marble fireplace.

**LIVING ROOM 13'9 X 16' (4.23 X 4.87)**

Carpet flooring, cast iron fireplace with marble surround.

**REAR HALLWAY 13'7 X 7'7 (4.17 X 2.34)**

Carpet flooring, storage cupboards to one side, 2 x windows and door leading out to the garden, door into the kitchen / living area also.



**UTILITY AREA 8'75 X 16'3 (2.66 X 4.96)**

Plumbed for washing machine and dryer with door from the drawing room. This can also be assessed from the outside just off the kitchen. There is a stairs to the first floor loft which could be converted to living accommodation. Door into the Wet Room.

**WET ROOM 4'81 X 6'39 (1.46 X 1.94)**

WHB, WC and shower area, tiled floor and walls nicely done with cladding.

**FIRST FLOOR**

**BEDROOM 2 11'51 X 14'7 (3.50 X 4.48)**

Carpet flooring, WHB

**BEDROOM 3 11'2 X 12'6 (3.41 X 3.84)**

Carpet flooring, built-in wardrobes full width of the room.



**BEDROOM 4 11'7 X 10'11 (3.56 X 3.08)**

Carpet flooring, built-in wardrobes.

**BEDROOM 5 14'3 X 11'3 (4.35 X 3.44)**

Timber floorboards

**BATHROOM 5'96 X 5'86 (1.8 X 1.78)**

WHB, WC and Bath with Triton T90 over bath. Tiled floor and tiled around the bath area. Hotpress with additional cupboard space.

