

LOCATION / DIRECTIONS

Freshford is located c.17km north of Kilkenny City, on entering Freshford from Kilkenny side, drive over by the square (green on your left), continue down this road about 500 yards and Woodview is on the left hand side. No.9 is facing onto the green / road.

Laneway access from the rear of the property. Small shed / boiler house off the house (built in behind the kitchen)

Sat Nav Co-ordinates : 52.43 53 N / 7 24 19 W

SERVICES

- Mains water and mains sewerage
- Solid fuel central heating (from stove in kitchen)
- Telephone & ESB

BER RATING

- (to follow)



Extra parking facilities opposite house & Yard to rear with gated access to laneway behind

9 WOODVIEW, FRESHFORD, CO. KILKENNY.

For Sale By Private Treaty



Sale of this 3 bedroom mid-terraced residence extending to c.905 sq ft, in a popular location within walking distance of all amenities / facilities in the village. In need of modernisation, accommodation comprises of entrance hallway, kitchen, dining, sittingroom on the ground floor with 3 bedrooms and bathroom on the first floor.

Guide Price : €100,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:

GROUND FLOOR

Entrance Hallway 7'03 x 9'44 (2.14 x 2.88)

Tiled flooring, carpet on stairs, storage underneath stairs, timber panelled ceiling

Kitchen 10'4 x 15'5 (3.17 x 5.03)

Tiled floor, units at floor and eye level, washing machine, fridge included. Timber panelled ceiling, open plan out to extended dining area and door into sittingroom. Solid fuel stove.



Dining Room 10'11 x 11'9 (3.08 x 3.65)

This extension was put on in more recent years off the kitchen, vinyl flooring, paid door out to yard.

Sitting Room 11.2 x 11.07 (3.42 x 3.37)

Cosy sitting room with laminate timber flooring, open fireplace, timber panelled ceiling.



FIRST FLOOR

Bedroom 1

Carpet flooring

11'6 x 9'01 (3.52 x 2.75)

Bedroom 2

Laminate flooring

10'9 x 10'5 (3.31 x 3.2)



Bedroom 3

Carpet flooring, storage over stairs

8'07 x 9'4 (2.45 x 2.85)

Bathroom

WHB, WC and Bath with Triton T90 electric shower over the bath, vinyl flooring.

