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PAT
GANNON 

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Auctioneer Valuer Estate Agent

Trenchardstown, Tullaroan, Co. Kilkenny.

R95 P704

For Sale By Private Treaty



A well-proportioned detached home set in a lovely rural location. This property comes to the market vacant and ready for immediate occupation, providing an ideal opportunity for new owners to put their own stamp on this fine home. Extending to a generous 347 sq m / 3735 sq ft, with a double garage, offering a practical layout suited to family living. The accommodation is bright and functional, with multiple reception rooms that can be adapted to suit a variety of needs, whether as living spaces, a home office, or playroom.

GUIDE PRICE : €550,000

BER : B2 (Ber No 119262186)

GROUND FLOOR ACCOMMODATION

Entrance Hallway 27.6 x 10.10 (8.42 x 3.08)



Large bright area with stairwell leading to first floor, doors to both reception rooms and kitchen-dining.



Sitting Room 34.8 x 18.7 (10.6 x 5.7)

Large room with 4 windows, and patio door leading out to side of house, marble fireplace with open fire.

Living Room 19' x 13' (5.8 x 4)

Laminate flooring, Solid fuel stove (back boiler), French doors leading to kitchen-dining area



Kitchen-Dining 19' x 19.8 (5.8 x 6.05)

Kitchen units at floor and eye level, doors to living area, opening to sunroom and doors to hallway and utility / guest wc.

Sunroom 14.4 x 15.09 (4.4 x 4.6)

Laminate timber flooring, patio doors leading out to rear of property.



Rear Hallway 5'03 x 13'01 (1.5 x 4)

Laminate timber flooring, plumbed for washer and dryer

Guest WC 5.02 x 6.07 (1.5 x 1.8)

WHB and WC, Laminate timber flooring

Plant Room 5.01 x 6.01 (1.5 x 1.8)



FIRST FLOOR ACCOMMODATION

Landing	24.3 x 11'09 (7.4 x 3.4)
Bedroom 1	17.7 x 14.8 (5.4 x 4.5)
Walk-in wardrobe	6'02 x 9'06 (1.8 x 2.8)
Ensuite Bathroom	10.5 x 9.5 (3.2 x 2.9)



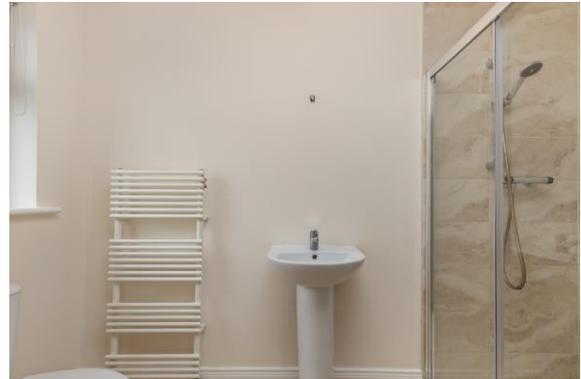
Solid Oak flooring, Recess lighting, Hotpress
Laminate flooring
Laminate flooring, leads to ensuite bathroom
WHB, WC and Shower, tiles on fl & around shower



Bedroom 2	19' x 18'04 (5.8 x 5.5)
Ensuite Bathroom	9'18 x 4'3 (2.8 x 1.3)



Laminate flooring
WHB, WC and Shower, tiles on fl & around shower



Bedroom 3	17'7 x 11'5 (5.4 x 3.5)
Ensuite Bathroom	9'18 x 4'3 (2.8 x 1.3)
Bedroom 4	19' x 11'8 (5.8 x 3.6)



Laminate timber flooring
WHB WC and Shower, tiles on fl & around shower
Laminate timber flooring



Ensuite Bathroom	9'18 x 4'3 (2.8 x 1.3)
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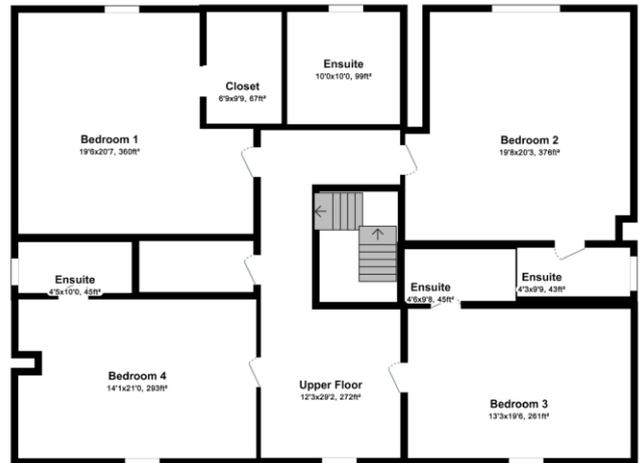
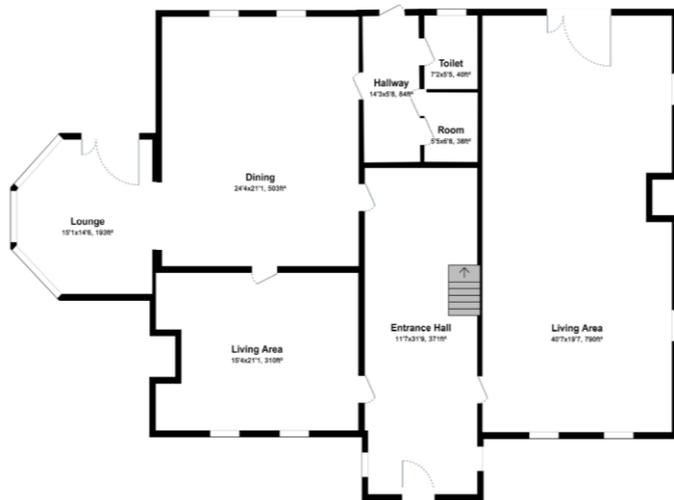
WHB, WC and Shower, tiles on fl & around shower

SERVICES

- Private well & Septic Tank
- Oil fired central heating
- 3-way Boiler Tank in hotpress, can connect solar, back boiler and oil.

FEATURES

- Detached home built in 2008, in a lovely quiet countryside setting
- Conveniently located approx. 4 minutes from the Tullaroan village & 15 minutes from Kilkenny.
- House Size : 347 sq m / 3735 sq ft, Site : 0.79 Acres
- 3 reception rooms, 4 bedrooms, all ensuite
- Excellent potential to personalise and modernise
- Bright interior with good natural light
- Vacant and ready for immediate occupancy
- Double detached garage



VIDEO

LOCATED in a pleasant rural setting just c. 4 minutes from Tullaroan village, this property enjoys a peaceful countryside position while remaining convenient to local amenities offering a range of services including a shop, pubs, primary school, and excellent GAA and sporting facilities, along with a strong community atmosphere. School transport is available to secondary schools in Callan and Kilkenny.

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.