



No. 25 Coirceog Fiddown, Piltown, Co. Kilkenny.E32 A898.

For Sale

€149,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 72.47 sq.m. /c. 780 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Two bedroom family home situated in the popular residential development of Coirceog in Fiddown, Co. Kilkenny. The property comprises of entrance hall, open plan kitchen/dining/living room and on the first floor two bedrooms master en-suite and a main bathroom. This property would make an excellent starter home or equally a great investment property. The property has the benefit of oil fired central heating and uPVC double glazed windows

LOCATION

Within the development of Coirceog in Fiddown, Co. Kilkenny with Fiddown village situated off the main N24 Waterford to Carrick Road. Carrick on Suir is just a ten minute drive way and a fifteen minute drive to Waterford City.

ASKING PRICE €149,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Hall **3.60 x 2.02**

Tiled flooring.

Living Room/Diner **5.62 x 4.20**

Laminate wood flooring. Open fireplace. Double doors to rear patio and garden. Recessed lighting

Kitchen **3.08 x 3.09**

Tiled flooring. Fitted kitchen. Blinds to window

Hall and landing in carpet

Bedroom 1

Carpet flooring. Curtains to windows.

En Suite

Tiled flooring. WC. WHB. T90 Electric shower. Walls tiled from floor to ceiling.

Bedroom 2

Carpet flooring. Blinds to window.

Bathroom

Tiled flooring. WC. WHB. Bath. Walls tiled from floor to ceiling.

GARDEN

Rear garden in lawn with patio area.

FEATURES

Excellent starter home or investment

Oil fired central heating

uPVC double glazed windows

Situated in a quiet cul de sac

BER

Rating: C1

BER No.: 114131279

EPI: 150.68 kWh/msq/yr



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