

# *Krumlov Lodge, Ballinalacken, Attanagh, Co. Kilkenny. R32 H2K6*



- ✓ Bungalow Residence
- ✓ 3 Bedrooms, 1 Bathroom
- ✓ Kitchen, Dining-Living & Sittingroom
- ✓ Beautifully Presented Throughout
- ✓ Large shed with 3 stables to rear
  
- ✓ BER Rating C1



## Accommodation

Entrance Hallway 5'07 x 7'05 (1.54 x 2.2)

Dining Area 15'08 x 9'04 (4.6 x 2.8)

Kitchen 7' x 7'04 (2.1 x 2.2)

Living Area 12'02 x 12'08 (3.7 x 3.7)

Sitting Room 20'06 x 15' (6.1 x 4.6)

Hallway (beds) 17'05 x 3'01 (5.2 x 0.92)

Bedroom 1 15' x 9'04 (4.6 x 2.7)

Bedroom 2 11'04 x 9' (3.4 x 2.7)

Bathroom 11'06 x 6' (3.4 x 1.8)

Bedroom 3 13' x 9'9 (4 x 2.8)



## Services

- ✓ Septic Tank
- ✓ Own Well
- ✓ Oil Fired Central Heating
- ✓ Aptus Broadband

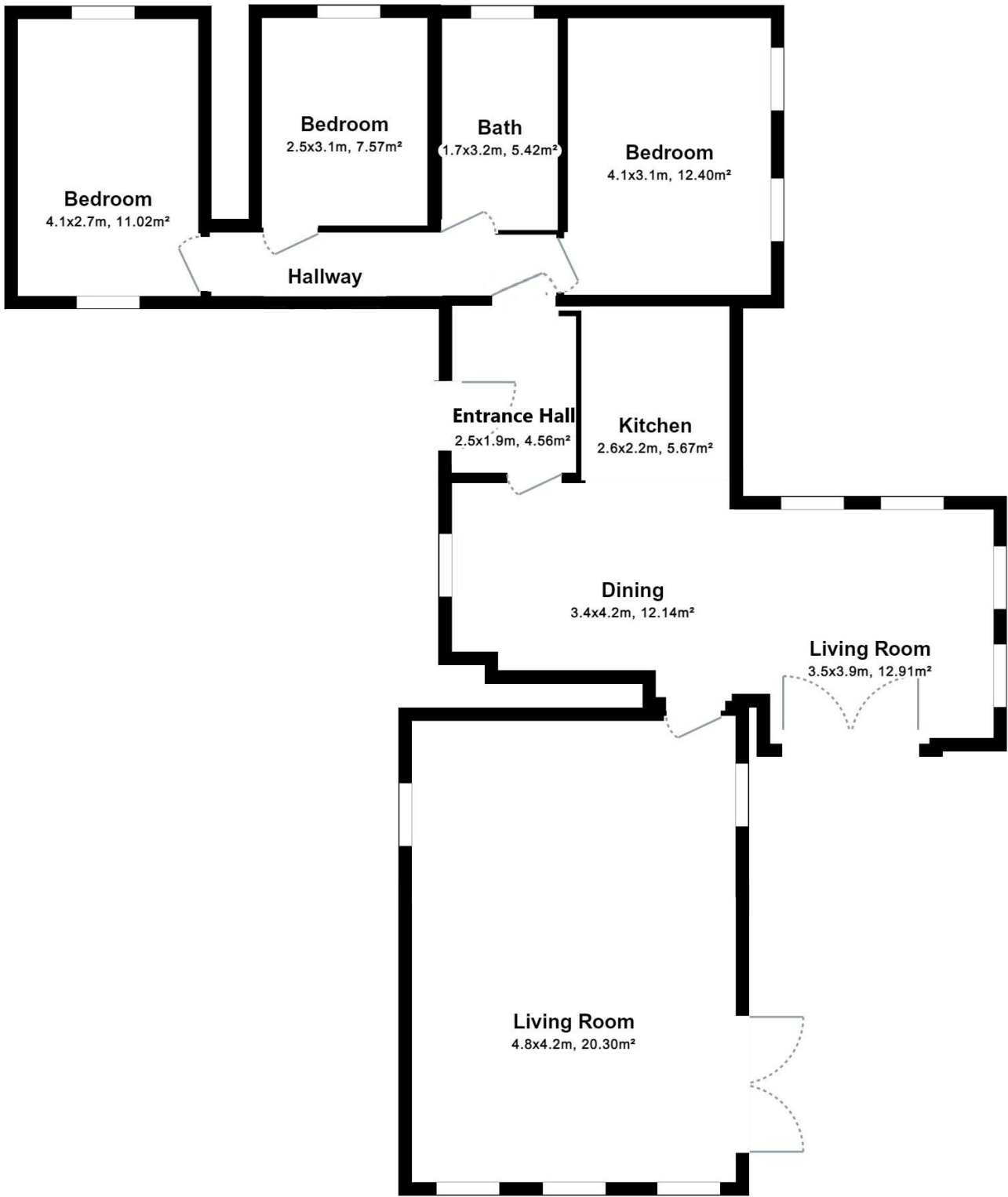
## Features

- ✓ 0.17 Ha / 0.42 Acres
- ✓ Lawns Front and Rear
- ✓ Patio Area off Kitchen/Dining
- ✓ Solid Fuel Stove Dining Room & Sittingroom
- ✓ Staire to Attic - fully floored

## Location

- ✓ Lovely Rural Location
- ✓ 5.7km Ballyragget
- ✓ 13.85km Abbeyleix
- ✓ 8.3km Durrus





*Floor Plans (For Illustration Purposes Only - measurements may be inaccurate!)*





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 All offers are subject to the property being unsold, let or withdrawn.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.