49 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com



Auctioneer Valuer Estate Agent



View from front of house

SERVICES

- Oil fired central heating
- Telephone & ESB
- Mains water & sewerage

SALE TO INCLUDE

- All carpets, curtains and light fittings
- Kitchen appliances electric cooker, dishwasher, fridge, washing machine and dryer (which needs to be fixed)

FEATURES

- Excellent spacious 3 bedroom detached home
- In excellent condition
- Very large walled in rear garden
- Garage attached to house / could be converted!!
- Oil heating
- Located within walking distance of all amenities
- Centrally located with daily buses running to Kilkenny / Castlecomer/ Portlaoise
- Local primary schools for boys and girls
- School buses to Kilkenny / Ballinakill / Castlecomer



Patio area – Rear Garden

84 GLENVALE, BALLYRAGGET, CO. KILKENNY.

For Sale By Private Treaty



This is an excellent three bedroom detached property beautifully presented throughout, facing onto green area, located to back of estate. Accommodation includes entrance hallway, kitchen-dining, sittingroom, utility WHB & WC on ground floor with 3 double bedrooms, 1 ensuite and bathroom on first floor. Garage attached to house which can be converted. Large walled in rear garden.

<u>GUIDE PRICE : €150,000</u>

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 All offers are subject to the property being unsold, let or withdrawn.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 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 t your exact requirements.

ACCOMMODATION INCLUDE THE FOLLOWING:

GROUND FLOOR

ENTRANCE HALLWAY 6.45 x 1.88 (21'2 x 6'2) Large bright hallway with tiled flooring, storage underneath stairs, door leading to attached garage.

KITCHEN-DINING

5.00 x 2.84 (15'5 x 9'4) 4.37 X 3.61 (14'4 x 11'10)

Kitchen units at floor and level, tiled between units, includes Samsung dishwasher, Zanussi Electric Oven, American Style fridge freezer, tiled floor, French doors into sittingroom, Patio doors to rear garden, door to utility.





SITTINGROOM

5.66 X 4.14 (18'7 x 13'7) Semi-solid oak flooring, cast iron fireplace with timber surround. French doors to dining area.





Sitting Room

2.26 x 1.47 (7'5 x 4'10)

Tiled floor, units at floor level, includes washing machine and dryer.

WC WHB & WC. Tiled floor.

UTILITY

1.52 x 1.37 (5' x 4'6")

FIRST FLOOR

BEDROOM 1 T&G flooring

4.36 x 3.40 (14'04 x 11'02)



ENSUITE BATHROOM 2.43 x 2.14 (4'01 x 8') Tield floor and tiled around shower area. Triton T90 electric shower. WHB & WC

BEDROOM 2 T&G flooring.

4.19 x 3.20 (13'0 x 10'6)





BEDROOM 3 T&G flooring.

3.84 x 2.84 (12'7 x 9'4)

BATHROOM 2.69 x 2.16 (8'10 x 7'1) WHB, WC and Bath. Tiled floor and tiled around bath area.

LANDING Carpet on stairs and landing. 2.82 X 2.77 (9'3 X 9'1)

GARAGE 5.49 x 2.79 (18' x 9'2) Double doors to the front and door into hallway.