



View from front of house



Patio area – Rear Garden

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)
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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

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.

GUIDE PRICE : €150,000

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



Utility

UTILITY 2.26 x 1.47 (7'5 x 4'10)
Tiled floor, units at floor level, includes washing machine and dryer.

WC 1.52 x 1.37 (5' x 4'6")
WHB & WC. Tiled floor.

FIRST FLOOR

BEDROOM 1 4.36 x 3.40 (14'04 x 11'02)
T&G flooring



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

BEDROOM 2 4.19 x 3.20 (13'0 x 10'6)
T&G flooring.



BEDROOM 3 3.84 x 2.84 (12'7 x 9'4)
T&G flooring.

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

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

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