

## 24 Ashgrove, Parcnagowan, Kilkenny. R95 RP76



Lovely ground floor apartment facing onto the green, with a private patio area to the rear.  
Accommodation includes a kitchen, a dining~living area, 2 bedrooms, and a bathroom.  
Ample parking to front.

**Guide Price : €210,000**



## Accommodation Comprises the Following :

### **Living / dining area 16'7 x 13'3 (5.1 x 4.1)**

Open plan living / dining area, Gas fireplace with timber surround, marble hearth.

### **Kitchen 8'6 x 7'7 (2.6 x 2.3)**

Kitchen units at floor and eye level, vinyl flooring, includes Whirlpool washing machine, electric oven, 4 ring hob and extractor fan.

### **Hallway 10' x 3'9 (3.1 x 1.2)**

Laminate flooring; hotpress.

### **Bathroom 7'6 x 4'9 (2.3 x 1.5)**

WHB, WC and Shower, tiled floor and ½ way up walls, and fully tiled around shower area

### **Bedroom 1 10'4 x 9'6 (3.2 x 2.9)**

Laminate timber flooring, built-in wardrobe; patio doors leading out to enclosed patio area.

### **Bedroom 2 14' x 7'8 (4.3 x 2.4)**

Laminate timber flooring, patio door leading out to enclosed patio area.



Parcnagowan is a well-established development, nicely located within walking distance of both primary and secondary schools and a host of amenities to hand, the Watershed, Loughboy shopping centre, Smithlands Shopping centre, to name a few.

No.24 Ashgrove enjoys a quiet position opposite the green to the front . To the rear is a gated private patio area (5.5m x 3.5m). This patio looks onto a nice communal garden area to the rear of the block. There are ample car parking bays, and a one-way traffic system is in place.

#### SERVICES

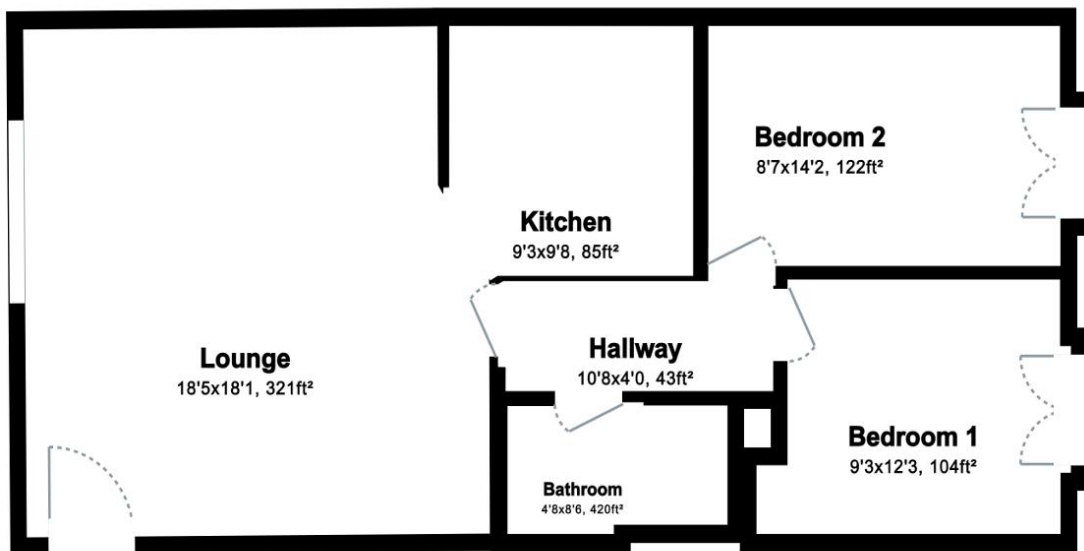
- Gas fired central heating
- Mains water
- Mains sewerage
- Annual Service Charges c.€750 pa

#### FEATURES

- Sought after location
- Within walking distance of all amenities – schools, shops, ring road etc.
- 2 bed, 1 bath ground floor

#### BER

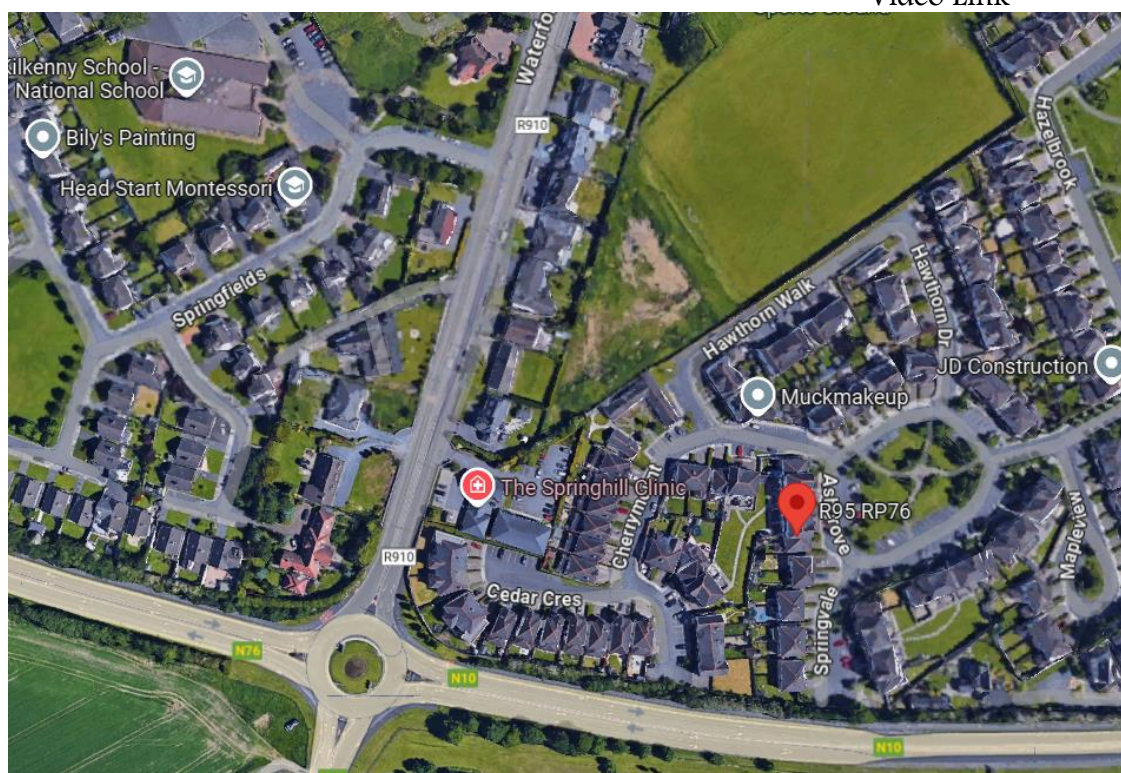
- To Follow!







Video Link



Patio area to rear, with doors from each bedroom.

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.