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24 Ashgrove, Parcnagowan, Kilkenny.
R95 RP76

No.24

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 : €220,000

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
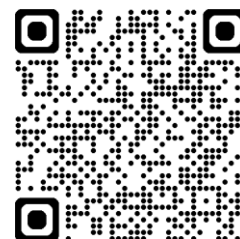- Annual Service Charges c.€750 pa

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

BER
- To Follow!

Scan to open Virtual Tour

https://tinyurl.com/ysgcr96e
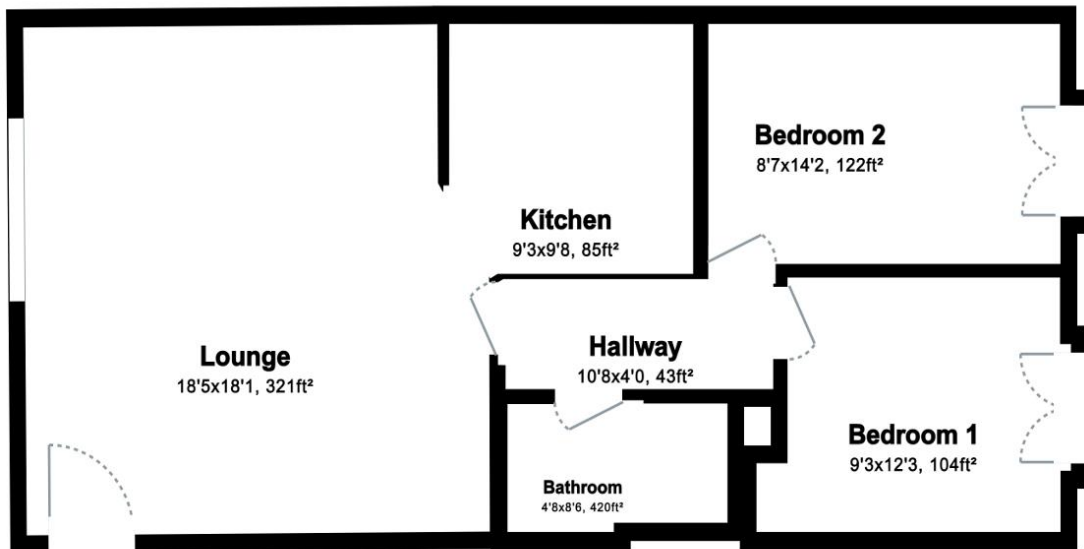
Video Link

Patio area to rear, with doors from each bedroom.