

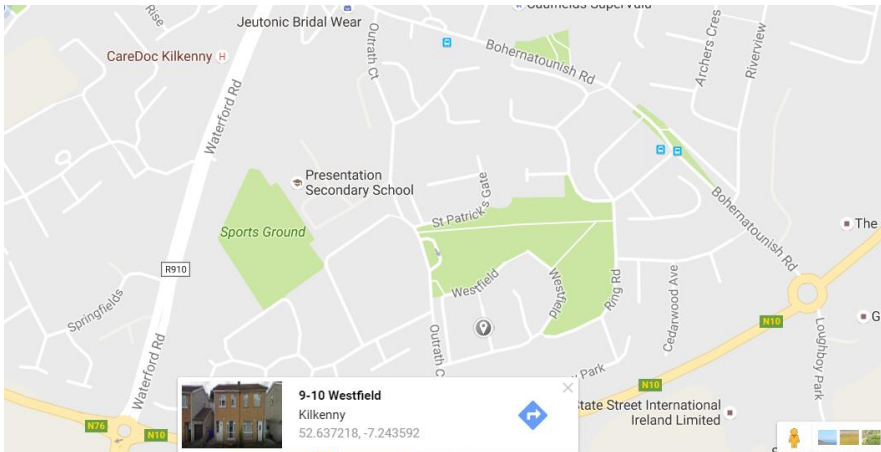
## 9 WESTFIELD, OUTRATH ROAD, KILKENNY.

For Sale By Private Treaty



Four bedroom semi-detached home nicely presented throughout, in a popular location within walking distance of all city amenities, with both primary and secondary schools on your doorstep, choice of supermarkets within a few mins walk and just off the ring road, giving easy access to / from all routes.

**GUIDE PRICE : €220,000**

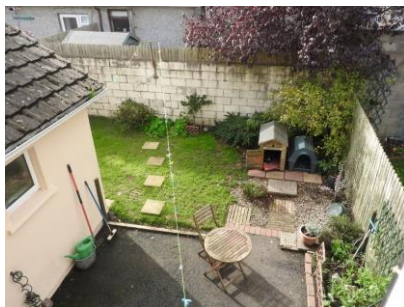


*Location Map*

### LOCATION

Westfield is located on Outrath Road, from the Waterford Road heading in towards the city, take the 2<sup>nd</sup> exit off the roundabout, driving over past Lidl on your right and take a right / 2<sup>nd</sup> exit at next roundabout, continue up this road, past the Gael Scoil, The Presentation Secondary School and Parcnagown Housing Estate all on the right. Westfield is the development on the left past the entrance to Parcnagowan, take the 2<sup>nd</sup> left and the house – No.9 is down on the left hand side.

These properties were built c.30 years ago, the current owners purchased same c.15 years ago and have nicely maintained the property both inside and out. Walled in garden and driveway to the front with walled in garden to the rear.



*Garden to Rear*

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

#### **Entrance Hallway**

11'02 x 6'01 (3.35 x 1.83)

Laminate flooring, storage



#### **Kitchen – Dining**

20' x 8'6 (6.09 x 2.62)

Kitchen units at floor and eye level, tiled between units, tiled floor, includes electric cooker, gas hob, extractor fan and dishwasher. French doors from dining area out to rear garden.

#### **Sitting Room**

11'5 x 13'6 (3.5 x 4.14)

Laminate flooring, timber fireplace with gas fire, tv point.



#### **Utility**

4'9 x 5'7 (1.49 x 1.76)

Tiled floor, plumbed for washing machine, door to rear garden.

#### **Wet Room**

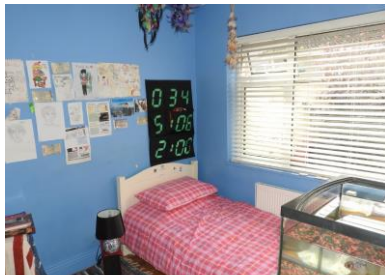
5'07 x 5'7 (1.54 x 1.75)

Fully tiled floor to ceiling, WHB, WC and Shower

#### **Bedroom**

9'09 x 8' (2.77 x 2.43)

Laminate flooring



### FIRST FLOOR

#### **Bedroom 1**

9'5 x 10'5 (2.89 x 3.2)

Laminate flooring (rear bedroom)

#### **Bedroom 2**

11'2 x 9'2 (3.41 x 2.80)

Carpet flooring (front bedroom)



#### **Bedroom 3**

8'6 x 8'9 (2.62 x 2.71)

Carpet flooring (front bedroom)

#### **Bathroom**

5'5 x 8'1 (1.67 x 2.46)

WHB, WC and Triton T90 over bath. Tiled floor and tiled around the bath / shower area.



### SERVICES

- Gas fired central heating
- Telephone & ESB
- Mains water and mains sewerage

### SALE TO INCLUDE

- Carpets, curtains and light fittings
- All fixtures and fittings
- Kitchen appliances – electric cooker, hob, extractor fan and integrated dishwasher.

### FEATURES

- House has been nicely maintained by current owners
- 4 bedrooms, 1 on ground floor with wet room next door
- Great location – within walking distance of all amenities, choice of schools / supermarkets etc

### BER RATING

D2