

No. 23 Poccoke Valley, Johnswell Road, Co. Kilkenny R95 A3C3



Convenient location – Quality build – Very well maintained

BER D2

Asking Price €210,000

Licence 003414-005791



Location & Description

Location, build quality and privacy are the hallmarks of this family home! Conveniently located adjacent to the Kilkenny Ring Road and the M9 motorway, the Pockocke estate was built in circa.1993 by respected Kilkenny builders, Melville Developments.

No.23 is neatly tucked away in a quiet Cul de sac with extensive off street parking while the rear garden enjoys a sunny orientation throughout most of the day.

Entering the front door a timber floor hallway with staircase leads to a generous sized living room with feature fireplace, timber effect floors and aspect to front driveway.

Directly adjacent, the kitchen/dining area is fitted with timber wall & floor presses to include select integrated appliances and stainless steel sink drainer. A convenient under stairs storage press completes the ground floor accommodation.

The first floor landing is bright and airy with a mix of timber & carpet and natural daylight. There are two double bedrooms and a single bedroom which face the front and rear of the property. A main bathroom with tastefully fitted wall and floor tiles and high quality sanitary ware is situated directly adjacent to the main bedroom.

Externally, the property is low maintenance with a pebble dash exterior. There is extensive off street parking and a side pedestrian gate, ideal for bicycles and wheelie bins.

All said, this is a beautifully presented family home where the current owners have managed to keep the colour scheme and decor minimalist which gives a great feeling of space and light.

Viewing comes highly recommended. Call Warren, Catriona or Lucy on 056 770 2000 or see further details on www.warrenmccreery.ie



ACCOMMODATION

Ground Floor

Hallway

4.51m x 1.86m

Bright entrance hall with laminate timber effect floors, staircase to first floor and under stairs storage.

Living Room

3.97m x 3.61m

Spacious room with feature solid fuel fireplace and timber surround, pleasant aspect to front garden.

Kitchen/dining Area

5.95m x 2.92m

Bright room with fitted wall and floor presses to include stand alone oven and hob. Timber effect linoleum floor covering. Door to rear garden.

Rear Garden

8.59m x 7.38m

First Floor

Landing

4.11m x 1.10m

Carpet floors and various doors to bedroom accommodation.

Bathroom

1.86m x 1.83m

Beautifully finished bathroom to include bath, Triton electric shower, glass screen. Toilet and whb to include floor tiles. Built in wardrobes and hot press.

Bedroom 1

2.91m x 2.53m

Single bedroom with t&g timber floors and aspect to rear garden.

Bedroom 2

2.91m x 2.93m

Spacious double bedroom to include built in wardrobes, t&g timber floors and aspect to rear garden.

Bedroom 3

3.42m x 2.82m

Large double bedroom to include built in wardrobes, t&g timber floors and aspect to front garden.



Features & Services

Asking Price

€210,000

BER Number: 105049738

kWh/m²/yr: 265.92

BER D2

- Outdoor Patio & Garden
Pedestrian Side Gate
East & South Facing Garden
- Block Party Walls

- Clean turnkey condition
- Gas Fired Central Heating
- Built in wardrobes in two bedrooms
- Under stairs storage press

