



#### PRICE

€315,000

#### Viewing

Call our office on 056-7796161 and we will be happy to arrange your viewing!



#### Contact

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PROPERTY  
PARTNERS

These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Buggy.



#### FOR SALE BY PRIVATE TREATY

57 The Avenue, The Weir View, Castlecomer Rd. Kilkenny R95 H7E5

4 Bed Semi-Detached House - Total Floor Area: c. 125 m<sup>2</sup> / 1345 ft<sup>2</sup>

AMV €315,000

BER C2



DESCRIPTION

Positioned in a quiet cul-de-sac, No. 57 The Avenue's address is highly appealing with easy access to the m9 motorway, without the stress of town traffic, yet close to schools and shops.

No. 57 is a beautifully designed four-bedroom, semi-detached residence in the much sought after Weir View Estate. This property, comprising of approximately 125 meters sq. of bright and spacious living accommodation, is in a location close to all the amenities that Kilkenny City has to offer.

ACCOMMODATION

Front door leading to:

- Hallway** 5.59m x 2.11m. Tiled floor with under stairs toilet and staircase to first floor level.
- Livingroom** 4.38mx 3.61m. Spacious & bright room with bay window overlooking green, double doors to kitchen area.
- Dining Area** 3.20m x 3.46m. Large open plan area with sliding door to decked patio and garden. Tiled floors. This area is open plan with the kitchen area.
- Kitchen** 3.57m x 2.67m. High quality fitted wall & floor units with integrated hob and oven. Stainless steel sink drainer. Aspect to rear garden.
- Guest Toilet** 1.75m x 1.38m. Tiled floor with toilet and wash hand basin.

First Floor

- Landing** 3.29m x 2.04m. Carpet Floors and hot press. Various Doors to:
- Bedroom 1** 3.65m x 3.33m. Large double bedroom with wooden flooring, built in wardrobes and aspect to front garden.
- Bedroom 2** 3.50m x 2.97m. Double bedroom with wooden floors, built in wardrobes and aspect to front green.
- En-suite** 2.64m x 0.91m. Tiled floors with shower cubicle, part tiled walls, triton electric shower, glass/chrome shower screen.
- Bathroom** 2.05m x 1.97m. Tiled floors, part tiled walls, bath with electric shower and glass screen, sink and toilet.
- Bedroom 3** 2.75m x 2.47m. Single bedroom with wooden flooring, built in wardrobe and aspect to front green.
- Bedroom 4** 3.64m x 2.98m. Double room with carpet floors, curtains and aspect to rear garden.

Externally there is a pedestrian side gate giving access to the fenced-in garden with shed. To the front of the property there is off-street parking for one vehicle.

SERVICES

- Mains Water
- Mains Waste
- Gas Fired Central Heating

