



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 m² / 1345 ft²

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

