

FEATURES

- Warm and welcoming family home - 5 bed, 3 bath
- Impeccable condition throughout
- Tarmac drive and around the house
- Mature garden with lawns front sides and rear, with post & rail fencing
- Garage to rear of house
- Kilkenny City 18 mins drive; 7-8 mins drive to Castlecomer; 1hr15 Dublin
- Excellent primary school with Creche Facilities next door at Muckalee
- Secondary schools at Castlecomer & Kilkenny

BER: C3 (BER No.111958179)

FOLIO KK28475F

SALE TO INCLUDE

- All carpets, curtains and light fittings
- All fixtures and fittings
- Washing Machine and Dryer in the utility
- Built-in oven, 4 ring hob and extractor fan
- Integrated Fridge and dishwasher

SERVICES

- Oil fired central heating
- Telephone & ESB
- 4G Coverage
- Own water supply
- Septic Tank



'HILL HOUSE', CLORINKA, MUCKALEE, CO. KILKENNY. R95 HD45

FOR SALE BY PRIVATE TREATY



We are delighted to be offering this beautiful family home for sale, extending to c.2130sqft/198sqm., sitting on a mature $\frac{3}{4}$ acre site, boasting the most stunning views of the surrounding countryside. Built in 1999, this home has been graciously maintained offering an abundance of features, such as 5 bedrooms, 3 bathrooms, office, open plan kitchen-dining-living. Accessed via short shared laneway access, on the edge of the village with the church, primary school and creche only a few hundred yards away.

Worthy of inspection!

GUIDE PRICE: €290,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Porch 6'05 x 5'08 (1.84 x 1.55)
Tiled flooring

Hallway 17'02 x 8'05 (5.19 x 2.45)
Bright spacious hallway, with solid timber flooring, stairwell to first floor accommodation.



Kitchen - Dining 11' x 18'05 (3.35 x 5.50)
Kitchen units at floor and eye level, tiled between units, includes integrated fridge, dishwasher, 4 ring hob, oven and extractor fan; Breakfast counter; recess lighting, tiled floor in kitchen-dining area and through to the utility room.



Utility 11' x 5'10 (3.35 x 1.55)
Plumbed for and includes washing machine and dryer, built-in storage units and sink, door leading out to rear yard.

Sunroom 14'04 x 12'01 (4.27 x 3.66)
Tiled floor, door leading out to Patio Area, open plan to dining area; features high panelled ceiling with 2 x Velux, this is a lovely relaxing room capturing all the stunning views of the surrounding countryside.

Sitting Room 1 3'02 x 14'04 (3.97 x 4.28)
Beautifully decorated room with timber flooring; cast iron fireplace



Office 8' x 6' (2.4 x 1.8)
Built-in shelving to both sides with desk, timber flooring.

Bathroom 7'05 x 5'10 (2.15 x 1.55)
Tiled flooring and tiled half way up the walls. WHB, WC and Bath

Hallway 3' x 15' (0.91 x 4.57)
Solid timber flooring

Bedroom 1 8'05 x 8' (2.45 x 2.43)
Solid timber flooring

Bathroom 7'10 x 9'07 (2.16 x 2.76)
Tastefully presented with twin basins in granite, double shower area and WC. Tiled floor to ceiling.



Hallway 11'02 x 7' (3.35 x 2.13)
Solid timber flooring; skylight.

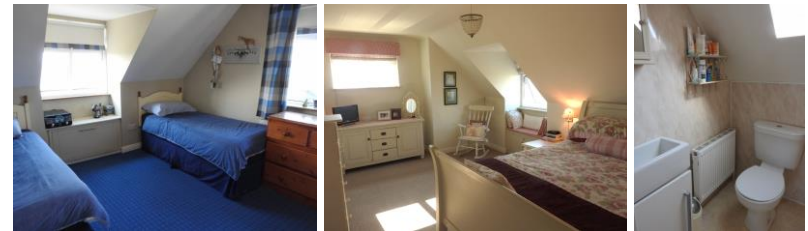
Bedroom 2 11'07 x 11'05 (3.37 x 3.36)
Carpet flooring

Bedroom 3 15'02 x 11'08 (4.58 x 3.38)
Bright spacious room with excellent natural light from two windows, carpet flooring, walk-in wardrobe

Storage Room 10'x 4'02 (3.08 x 1.22)

FIRST FLOOR ACCOMMODATION

Landing 10'10 x 4'03 (3.08 x 1.22)
Carpet flooring



Main Bedroom 18'05 x 11'02 (5.50 x 3.36)
Carpet flooring, walk-in wardrobe and ensuite bathroom

Ensuite Bathroom 7' x 4'09 (2.14 x 1.25)
WHB, WC and Triton T90 electric shower

Bedroom 5 (twin) 12'08 x 12'03 (3.68 x 3.67)
Carpet flooring; 2 x windows; built-in wardrobes