

SERVICES	Oil fired central heating, well and septic tank on site, solar panels.
BER RATING	B3 (Ber No 115941387)
FEATURES	Fabulous open plan kitchen-dining-living with feature window Large garden Solar Panels 4 Bed, 2 Bath Built-in wardrobes in all bedrooms
SALE TO INCLUDE	All carpets, curtains blinds and light fittings. Kitchen appliances – Beko Fridge, Integrated dishwasher, Bosch single oven with built-in microwave, 5 ring gas hob with extractor fan overhead.
LOCATION	Lovely rural location – 5.7km from Ballyragget, 13.5km from Abbeyleix and 8.3km from Durrow. From Kilkenny to Ballyragget and turn right at the top of The Square in Ballyragget for Ballyouskill, continue across that road for 3.4km and take a right turn, follow this road 2.3km and the property is on the left.
TITLE	Freehold
AREA	1765 sq ft / 163.9 sq m (internal measurement)



Ballinalacken, Attanagh, Co. Kilkenny. R32 T9F6

FOR SALE BY PRIVATE TREATY



Delighted to be offering this fine detached premises on a 0.64 acre site, accessed via gated entrance to a gravel driveway up and around the house. Accommodation includes open plan kitchen-dining-living area, utility 3 bedrooms, 1 ensuite, bathroom and office on the ground floor with open plan area leading through to double bedroom on the first floor.

GUIDE PRICE : €365,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Kitchen-Dining-Living Area 12’02 x 22’ (3.7 x 6.7) & 18’05 x 16’03 (5.5 X 4.9)

Open plan kitchen-dining-living area, a fabulous feature window to the front welcoming all the sunlight in. Solid timber flooring in the living area, built-in oil stove. Kitchen units at floor and eye level with appliances to include Fridge, integrated dishwasher, Bosch oven and built-in microwave, 5 ring gas hob with extractor fan overhead. Recess lighting in the kitchen area, double doors lead out to the hallway – utility – bedrooms.....



- Rear Hallway**

7’ x 9’04 (2.13 x 2.75)

Tiled flooring, recess lighting, door leads out to rear of property, carpet stairwell to the first floor.
- Bedroom 1**

9’03 x 11’10 (2.75 x 3.4)

Semi-solid flooring, built-in wardrobe / desk



- Hallway**

7’11 x 3’09 (2.16 x 0.94)

Tiled flooring, recess lighting



- Utility Room**

8’02 x 5’03 (2.44 x 1.53)

Tiled floor, plumbed for washing machine & dryer.
- Office**

7’11 x 8’05 (2.2 x 2.4)

Semi-solid flooring, built-in units
- Bathroom**
WHB,

6’10 x 12’ (1.8 x 3.6)

Nicely tiled floor to ceiling with bath, WC and double walk in shower.



- Main Bedroom**

12’07 x 12’02 (3.7 x 3.6)

Semi solid timber flooring, built in wardrobes
- Ensuite Bathroom**

8’05 x 3’08 (2.4 x 0.93)

WHB, WC and Shower, tiled floor to ceiling
- Bedroom 3**

8’05 x 12’06 (2.4 x 3.7)

Semi-solid timber flooring

FIRST FLOOR

- Landing**

12’04 x 20’02 (3.7 x 6.10)

Carpet flooring, 2 x velux windows, doors to control room and bedroom.
- Bedroom 4**

13’02 x 12’04 (3.9 x 3.7)

Carpet flooring, 1 x velux window, built-in wardrobes

