

SERVICES	Mains water and mains sewerage; Calor Gas heating
BER RATING	(to follow)
FEATURES	Excellent location within walking distance of all village amenities. Bright spacious modern accommodation.
SALE TO INCLUDE	All carpets, blinds and light fittings, all fixtures and fittings – includes washing machine and dryer, Hoover fridge freezer, Zanussi oven, hob and extractor fan.
LOCATION	<p>Ballyragget is located 17k North of Kilkenny City. The Crescent is situated on the right coming into the village from Kilkenny, on the entrance to Glenvale Housing Estate. Sited beside Lee Asian Chinese Takeaway.</p> <p>Located within walking distance of all village amenities. Daily bus service to Kilkenny /Castlecomer and Portlaoise. Local primary schools, with school buses running to Kilkenny / Castlecomer and Ballinakill.</p>
BUILT	2006
AREA	640 sq ft / 59.4 sq m

UNIT 1, THE CRESCENT, BALLYRAGGET, CO. KILKENNY. R95 AK57.

FOR SALE BY PRIVATE TREATY



Modern 1 Bed Ground Floor Apartment, extending to 59.4 sq m / 640 sq ft accessed from front and rear with ample parking to rear. Accommodation includes hallway / utility from rear, open plan kitchen-dining-living area, bedroom and ensuite bathroom.

GUIDE PRICE : €140,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Hallway 16'08 x 5'06 (4.9 x 1.5)

Laminate timber flooring, door out to rear car park, units at floor and eye level, plumbed for and includes washing machine and dryer, door into kitchen / living area and also to the bedroom.



Kitchen – Dining – Living 17'09 x 17'04 (5.24 x 5.2)

Laminate timber flooring, tiled around kitchen area, open plan area, large window onto street and front door onto Castle Street. Recess lighting.

Bedroom 16'04 x 11'09 (4.9 x 3.4)

Carpet flooring, built-in wardrobe, recess lighting.

Ensuite Bathroom 8'09 x 3'03 (0.9 x 2.5)

WHB, WC and Double Shower with Triton T80 Shower, fully tiled floor to ceiling, doors leading to bedroom and hallway.



Ensuite Bathroom



Bright spacious bedroom