

SERVICES

- Oil Fired Central Heating
- Mains water & sewerage
- Telephone & ESB

FEATURES

- Detached property with garage attached and shed to rear
- Excellent location
- Walled in yard to the front, with south east facing garden to the rear.
- DG PVC windows and doors.

BER To Follow!

LOCATION This property is located on the edge of the village, Kilkenny side of Ballyragget, within easy walking distance of all village amenities, 17km north of Kilkenny City.

CO-ORDINATES 52°46'57" N / 7°19'50" W

EIRCODE R95D2E2



15 BROOKFIELD, BALLYRAGGET, CO.KILKENNY.

FOR SALE BY PRIVATE TREATY



This is a 1970's detached bungalow with garage attached, in excellent condition throughout, facing onto a large green area in a very quiet location. Accommodation includes entrance hallway, kitchen-dining, sitting room, utility, 3 bedrooms, bathroom and garage off the utility room. Walled in yard to front with private garden to rear.

Guide Price: €200,000.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

ENTRANCE HALLWAY 5'10" X 12'06" (1.5 x 3.67)
Vinyl flooring, sittingroom to the right, kitchen straight on...

HALLWAY 3'03" X 15'02" (0.92 x 4.57)
Vinyl flooring

SITTING ROOM 15" X 13'10" (4.57 x 3.99)
Carpet flooring. Tiled fireplace with open fire, cornicing with centre piece.



DINING ROOM 10'10" X 12'03" (3.07 x 3.66)
Vinyl flooring, cornicing with centre piece, open plan to kitchen area.

KITCHEN 12'05" X 10'10" (3.67 x 3.07)
Tiled flooring, kitchen nits at floor and eye level, tiled backsplash. Includes Creda Electric Cooker & Indesit washing machine, door leading to utility room.



UTILITY 12'04" X 7'09" (3.66 x 2.16)
Tiled floor. Door to rear garden and garage.

GARAGE 17'08 X 12'07" (5.20 x 3.67)
Double doors.

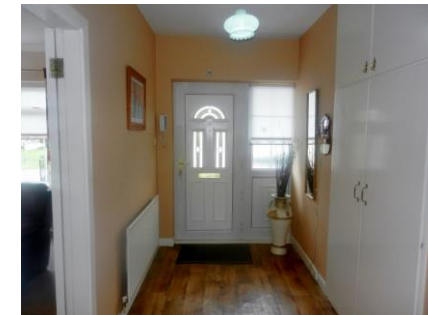
BEDROOM 1 10'11" X 8'03" (3.08 x 2.44)
Vinyl flooring

BATHROOM 6'09" X 10'08" (1.85 x 3.07)
WHB, WC and shower area, nicely tiled floor to ceiling.



BEDROOM 2 11" X 12'02" (3.35 x 3.66)
Carpet flooring

BEDROOM 3 11'10 X 12'07" (3.38 x 3.67)
Carpet flooring



Entrance Hallway