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**PAT  
GANNON**  
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Licence No: 003442

Auctioneer Valuer Estate Agent

TOTAL AREA OF RETAIL UNIT c.535 sq ft / 49.66 sq m

TOTAL AREA OF RESIDENTIAL c.1600 sq ft / 149 sq m

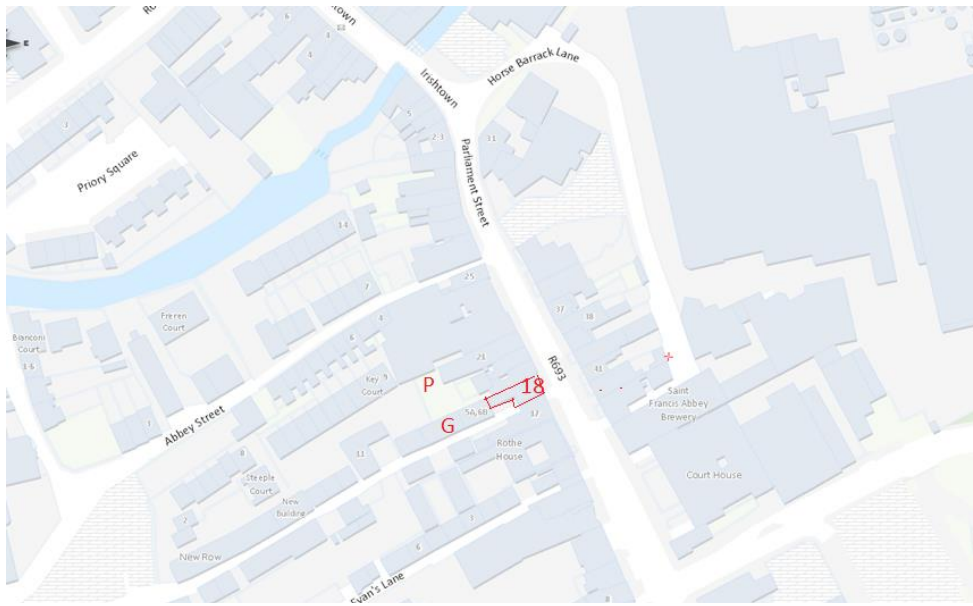
LOCK UP / GARAGE OPPOSITE THE TWO ALLOCATED CAR PARKING SPACES OFF NEW BUILDING LANE, AGAIN WITH PRIVATE GATED ENTRANCE TO THIS.

#### SERVICES : -

- Electric storage heating in reception and on the first floor
- Mains water
- Mains sewerage
- House is Alarmed

#### OUTSIDE

- Enclosed court yard to rear with access from the hallway and side entrance off New Building Lane
- Utility Room plumbed for washing machine and dryer.



## 18 PARLIAMENT STREET, KILKENNY.

**FOR SALE BY PRIVATE TREATY**



**COMMERCIAL / RESIDENTIAL PREMISES**

**GUIDE PRICE : €285,000**

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

ipav Institute of Professional Auctioneers & Valuers

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CHARTERED  
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IRELAND

RICS  
the mark of  
property  
excellence

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### RESIDENTIAL AREA

#### GROUND FLOOR

##### **Entrance Hallway**

Carpet stairwell to the first floor accommodation, door leading to rear court yard and utility room and also a door leading to the basement area.

#### FIRST FLOOR

##### **Kitchen**

8'09" x 14'07" (2.68m x 4.5m)

Units at floor and eye level, tiled between units. Under counter fridge, electric cooker. Storage Heating. Vinyl flooring.

##### **Sitting Room**

21'01" x 15'07" (6.44m x 4.76m)

This is a fantastic room with 3 large bay windows looking onto Parliament Street; 9' ceilings, the original timber floor boards, feature marble fireplace in the corner.



##### **Dining Room**

14'01" x 15'03" (4.31m x 4.54m)

Carpet flooring, cast iron fireplace in the corner of the room. Storage heater, door leading into the bathroom.

##### **Bathroom**

8' x 8'04" (2.46 x 2.59)

WHB, WC and Bath with electric shower over bath vinyl flooring



### SECOND FLOOR

##### **Bedroom 1**

10'03" x 13'11" (3.99m x 2.46m)

Carpet flooring, cast iron fireplace, two windows looking onto Parliament Street

##### **Bedroom 2**

16'01" x 10'02" (4.87m x 3.05m)

Carpet flooring, cast iron fireplace.



##### **Bedroom 3**

13'09" x 9'04" (3.99m x 2.75m)

Carpet flooring

##### **Bedroom 4**

13'10" x 8'09" (3.99m x 2.46m)

Carpet flooring (located right at top of stairs)



##### **Shower Room**

4'10" x 9'08" (1.24m x 2.76m)

WHB, Wc and double shower unit with Triton Electric Shower.

### OUTSIDE

##### **Utility Room**

8'06" x 8'06" (2.45m x 2.45m)