

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

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

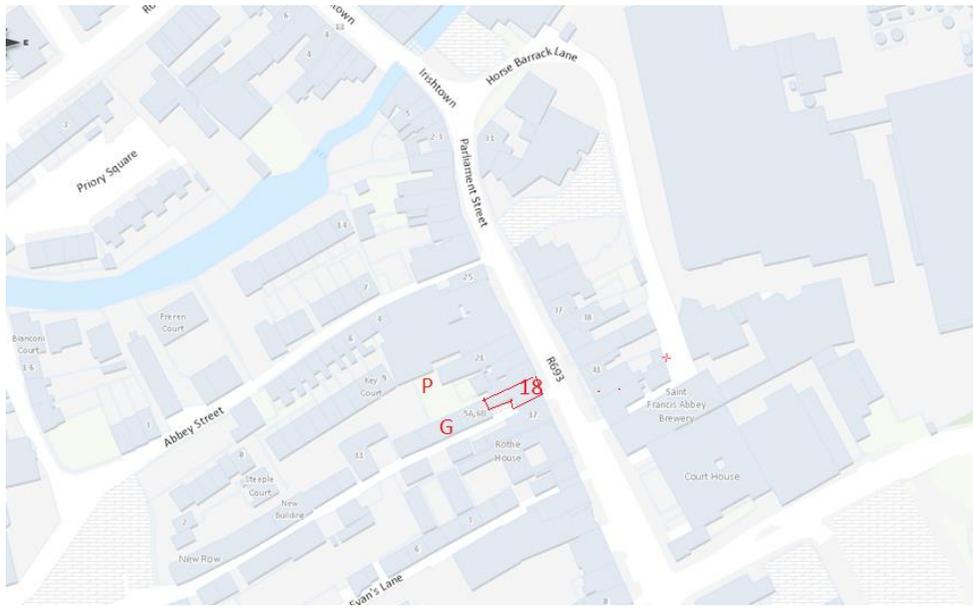
LOCK UP / GARAGE OPPOSITE THE TWO ALLOCATED CAR PARKING SPACES OFF NEW BUILDING LANE, AGAIN WITH PRIVATE GATED ENTRANCE TO THIS.

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

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)