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**PAT
GANNON**

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Licence No: 003442

Auctioneer Valuer Estate Agent

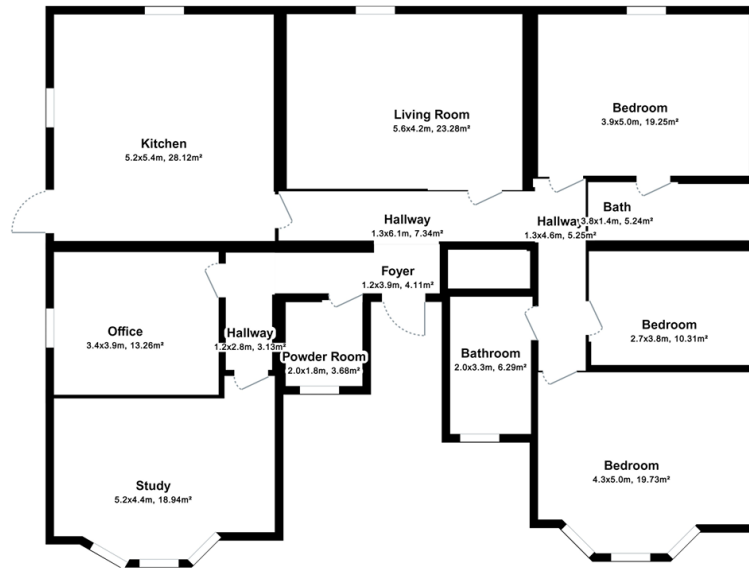
Fahy, Kilmacow, Co. Kilkenny. X91 F5X7

**FOR SALE
BY PRIVATE TREATY**



Detached Residence on 0.889 Acres / 0.36 Hectares

This is a fine detached residence in a lovely rural setting, accessed via a short tree-lined avenue. Accommodation comprises of entrance hallway, kitchen-dining, reception, office, 4 bedrooms, 1 ensuite, main bathroom and WHB & WC. Accessed via a tree-lined avenue leading up to the house with lawns to the front, side, and rear with natural hedging bounding the site



For illustration purposes only. Not to scale.

SERVICES

- Septic Tank and Private Well
- Oil-fired central heating
- Fibre broadband available (previous occupiers used Total Wireless Wifi)

BER RATING – C3 (BER No. 100793405)

LOCATION

This property is well located, in a lovely rural setting, 6.9km from Kilmacow village; 11km to Mullinavat; 10.5km to M9 Motorway at Mullinavat; 10.9km to Waterford, Kilkenny City 47.5km

SOLICITOR

John Hickey, Poe Kiely Hogan Lanigan, 21 Patrick Street, Kilkenny. Ph : 056 7723298

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 All offers are subject to the property being unsold, let or withdrawn.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 to your exact requirements.

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ACCOMMODATION COMPRISING THE FOLLOWING:-

Entrance Hallway	4'08 x 4'04 (1.2 x 1.2) 10' x 2'11 (3 x 0.6)	Tiles on floor
Kitchen – Dining Area	16'05 x 10'08 (4.9 x 3.1)	Kitchen units to both sides of room at floor and eye level, Includes a Beko electric cooker, Candy Washing machine, Whirlpool Dishwasher, Beko Fridge freezer. A door leads out to the side patio area.



Hallway	20'11 x 3'06 (6.1 x 0.9)	Tiled floor, timber panelled ceiling.
Living Room	16'05 x 12'11 (4.9 x 3.7)	Laminate timber flooring; feature stone fireplace with solid fuel stove, timber panelled ceiling.
Main Bedroom	16'01 x 11'06 (4.9 x 3.4)	Laminate timber flooring, cornicing. Ensuite
Ensuite Bathroom	11'11 x 3'11 (3.4 x 0.9)	WHB, WC and Shower. Tiled floor and tiled around shower area



Hallway	8'07 x 3'3 (2.4 x 0.9)	Tiled floor
Bedroom 2 (Dressing R)	12'04 x 7'08 (3.7 x 2.1)	Laminate timber flooring,
Bathroom	5'07 x 6'09 (1.5 x 1.8)	WHB, WC and Bath. Tiled floor and tiled around bath.
Bedroom 3	16'01 x 10'10 (4.9 x 3.1)	Laminate timber floor, bay window.
Toilet (inside front door)	5'09 x 5'05 (1.5 x 1.5)	WHB & WC, tiled floor
Bedroom 4	16'01 x 10'10 (4.9 x 3.1)	Laminate timber floor, bay window.
Office	12'10 x 9'06 (3.7 x 2.8)	Carpet flooring

