

22 Bradog Way, Gowran, Co. Kilkenny. R95 TV00

For Sale By Private Treaty



No. 22 is an attractive mid-terraced residence laid out over three floors, offering generous and flexible accommodation. The property benefits from two parking spaces directly outside the front door and enjoys an enviable position overlooking a beautifully maintained green area. Accommodation comprises of entrance hallway, kitchen-dining, sittingroom and bathroom on the ground floor with 2 bedrooms, 1 ensuite on the first floor and 2 bedrooms and bathroom on the top floor.

Guide Price : €270,000



Nestled in the heart of Gowran village, No. 22 boasts an ideal location just a short 15-minute drive from the vibrant Kilkenny City. This residence perfectly marries the tranquil allure of country living with the modern conveniences of urban amenities.

Gowran is renowned as a highly sought-after location, offering seamless access to the M9 motorway for effortless commuting. Just minutes from your doorstep, you'll find the renowned Gowran Park Racecourse, enhancing the appeal of this beautifully positioned home.

In addition to its picturesque setting, No. 22 is within walking distance of essential amenities, including a national school, sports grounds, cafes, and local shop. Experience the best of both worlds at No. 22—where community spirit and urban lifestyle coexist harmoniously.

Patio doors lead out from the living area to an enclosed rear garden with pedestrian access out to the front of the estate.

This property offers incredible potential to be transformed into a stunning home, featuring abundant natural light that fills the space and a well-designed flow throughout. With a bathroom and toilet conveniently located on each floor, and the added advantage of a south-facing rear, this home is primed for delightful living.



ACCOMMODATION INCLUDES AS FOLLOWS:-

GROUND FLOOR

Entrance Hallway

Tiles on floor, carpet stairwell leads to first floor.

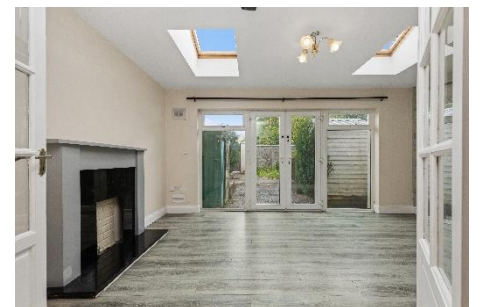


Kitchen-Dining 18'4 x 8'6 (5.6 x 2.61)

Tiles on floor, kitchen units at floor and eye level, tiled between units, includes Zanussi cooker with extractor fan overhead, fridge freezer, double doors open from dining area into lovely bright living area.

Living Area 15'70 X 11'8 (4.8 X 3.6)

Laminate timber flooring, 2 sky lights and double doors out to an enclosed rear garden.



Guest Toilet 6'5 x 5'8 (1.9 x 1.77)

WHB and WC, tiles on floor.

FIRST FLOOR

Landing

Carpet flooring

Bedroom 1 12'5 x 9'2 (3.8 x 2.8)

Front facing room with French doors overlooking the green area, laminate flooring.



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| Ensuite Bathroom | 8'2 x 3'2 (2.5 x 0.98) | WHB, WC and Shower area with Triton T90 electric shower, tiles on floor and tiled around shower area |
| Bedroom 2 | 15'4 x 7'5 (4.7 x 2.3) | Laminate flooring |

SECOND FLOOR

- | | | |
|------------------|-------------------------------|-------------------------------------|
| Landing | | Carpet flooring |
| Bedroom 3 | 15'7 x 9'6 (4.8 x 2.9) | Front facing with laminate flooring |
| Bathroom | 7'5 x 5'2 (2.3 x 1.6) | WHB, WC and Bath, tiles on floor |



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| Bedroom 4 | 11'8 x 8'5 (3.6 x 2.6) | Laminate flooring |
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Rear Garden / Patio Area

FEATURES

- South facing rear garden
- Sought after location
- Great opportunity for first time buyers, a family home or an investment property
- Within walking distance of all village amenities, national school, sports grounds, café, shop.....

BER

- B3
- Ber No.



SERVICES

- Mains water
- Mains sewerage
- Gas fired central heating

LOCATION

Located only 15 mins drive from Kilkenny city, 7-8km to the M9 Motorway. Coming from Kilkenny, drive down by the church / school into the village, turning left at the end of the road, and Bradog Way is just a short distance up on the right hand side. Sign Up!

[Link to Video](#)



Green Area to Front of House