

#### FEATURES

- Beautiful c.1/2 acre site in a fantastic location
- Electric gated entrance with intercom system
- Tarmac driveway around the house
- Patio area of living room to rear
- Detached Garage

**FOLIO** KK19395F

**SALE TO INCLUDE** All carpets, curtains, blinds and light fittings  
All fixtures and fittings

**SERVICES** Mains water & Septic Tank

**BER** To Follow!



## KYLE, GOWRAN, CO. KILKENNY. R95 HP96

**FOR SALE BY PRIVATE TREATY**



Detached bungalow residence on c.1/2 acre, located only 10 minutes away from Kilkenny city, 5-6 mins to Motorway. Accommodation comprises of entrance hallway, kitchen-dining, living room, sitting room, utility, WHB & WC, 4 bedrooms, 1 ensuite and bathroom. Accessed via wrought iron electric gated entrance to a tarmac driveway around the house.

**Worthy of inspection!**

**GUIDE PRICE: €330,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### **ENTRANCE HALLWAY** 6' x 9'07 (1.83 x 2.76)

Tiled floor

### **HALLWAY** 21'09 x 3'07 (0.43 x 0.94)

Tiled floor. Recess lighting. Stairs to attic.

### **KITCHEN/DINING** 11' x 26'05 (3.35 x 7.94)

Vinyl flooring in kitchen. Oak units at floor and eye level. 4 ring hob and double oven, with extractor fan overhead. Built in dishwasher. Excellent bright spacious kitchen. Dining area has carpet flooring. Door to sunroom and opening to living area.



*Kitchen*

### **UTILITY** 12' x 7' (3.65 x 2.13)

Vinyl flooring. Plumbed for washing machine and dryer, with good kitchen unit space. Door leading to rear garden and toilet.

### **TOILET** 9' x 3'01 (2.74 x 0.92)

Vinyl flooring. WHB+WC.



*Dining Area, Utility Room & Living Area*

### **LIVING AREA** 19'07 x 14'09 (5.81 x 4.29)

Solid timber flooring. Double doors to patio area. Feature window, floor to ceiling. Timber panelled ceiling.

### **SITTING ROOM** 16'01 x 13' (4.87 x 3.96)

Carpet flooring. Fireplace. Built in units. Feature behind fireplace/ arch both sides of fireplace. Cornicing. Bay window. Room/space to rear.



*Sitting Room with feature wall behind fireplace – shelved units/bookcase behind.*

### **BEDROOM 1** 9'01 x 11' (2.74 x 3.35)

Carpet flooring.

### **BEDROOM 2** 11' x 9' (3.35 x 2.74)

Carpet flooring.

### **BATHROOM** 12' x 6'10 (3.66 x 1.86)

Tiled floor to ceiling. WHB, WC, Bath and Shower.



*Bedroom 1 & 2 and Main Bathroom*

### **BEDROOM 3** 11'05 x 11' (3.37 x 3.35)

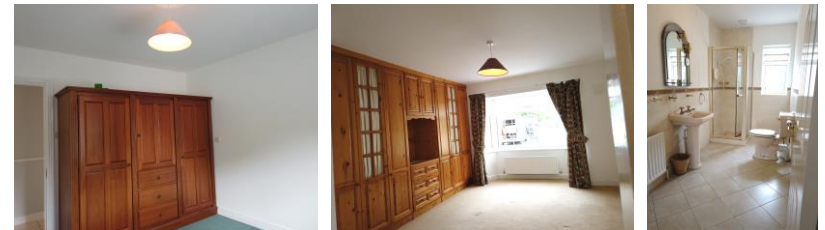
Carpet flooring. Built in wardrobes.

### **BEDROOM 4** 13' x 16' (3.96 x 4.88)

Carpet flooring. Built in wardrobes.

### **ENSUITE** 12' x 5'05 (3.66 x 1.54)

WHB, WC and Shower.



*Bedroom 3 & 4, along with En Suite Bathroom*