

SERVICES

- Mains water and mains sewerage
- Gas fired central heating

FEATURES

- Like new – built in 2015
- Excellent location, only off the ring road – within easy reach of all routes
- Solar Panels
- Bright spacious accommodation
- 4 bedrooms, 3 ensuite
- Office / Study on first floor

SALE TO INCLUDE

- All carpets, blinds and light fittings
- Kitchen appliances – Indesit fridge freezer, dishwasher, electric cooker, hob and extractor fan
- Beko Washing machine and Zanussi dryer in the utility

BER RATING

- B1 (Ber No 111374245)



Viewing Strictly By Appointment

1A BONNETTSRATH ROAD, NEW ORCHARD, KILKENNY. R95 T625.

FOR SALE BY PRIVATE TREATY



We are delighted to offer this detached family home for sale, built in 2015 and presented like new throughout. Gated entrance to a tarmac yard with ample parking for 3-4 cars, lawned area to both sides of the yard and walled in garden and patio off the dining area. Accommodation includes entrance hallway, kitchen-dining, sittingroom, 2 bedrooms, 1 ensuite and bathroom on the ground floor with office and a further 2 bedrooms ensuite on the first floor. Excellent location, just off the ring road.

GUIDE PRICE : €420,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Porch 18'8 x 12'11 (5.7 x 3.7)

On entry to this home, you are greeted with bright open space, porcelain tiled floors, timber stairwell to the first floor with a feature window half way up and velux overhead.



Sitting Room 14'2 x 11'4 (4.2 x 3.5)

Laminate timber flooring, gas stove with a timber mantle, featuring two-velux windows with large front window with white wooden venetian blinds, French doors leading into Kitchen / dining area...

Kitchen / Dining 13'4 x 13'9 (4.1 x 4.2)

Fitted units at floor and eye level, porcelain tiles on floor, patio door leading out to patio area / garden to the side of the house, French doors lead to the sittingroom and door to the utility room. Appliances included are Indesit dishwasher, fridge freezer, electric oven, hob and extractor fan overhead.

Utility 9'11 x 5'1 (2.8 x 1.6)

Fitted units with washing machine and dryer and full height cupboard housing the gas boiler with shelves to one side, door leads out to rear garden.



Bathroom 10'9 x 5'9 (3.3 x 1.8)

WHB, WC and shower over bath, porcelain tiles on floor and beautifully tiled around the bath.

Bedroom 1 12'7 x 11'05 (3.9 x 3.4)

Carpet flooring (situated to front of house)

Bedroom 2 14'5 x 12'5 (4.4 x 3.8)

Carpet on floor. (situated to rear of house) Includes ensuite bathroom

Ensuite Bathroom 8'6 x 3' (2.6 x 0.91)

WHB, WC and Shower off mains, tiled floor and tiled around the shower area.



FIRST FLOOR

Bedroom 3 14'8 x 9'5 (4.5 x 2.9)

Carpet flooring, 2 x velux windows, situated to rear.

Ensuite Bathroom 9'4 x 3'2 (2.9 x 0.9)

WHB, WC and Shower off mains, tiles on floor and around shower area.



Bedroom 4 14'06 x 13'8 (4.3 x 4.2)

Carpet flooring, 2 x velux windows, ensuite and walk-in wardrobe

Ensuite Bathroom

WHB, WC and Shower off mains, tiles on floor and tiled around the shower

Walk-in-Wardrobe 12'9 x 5'4 (3.9 x 1.6)

Carpet flooring, units built-in to both ends.

Office 11'07 x 10'02 (3.4 x 3)

Carpet flooring, 1 x velux window (situated to the front, top of the stairs)

