

Property doesn't come to the market very often in this area, great location with river walks, a stroll into the city centre, both primary and secondary schools within walking distance. This has been rented for a number of years, was well maintained but needs modernisation. There's also the option to convert the garage.

SERVICES

- Gas fired central heating
- Telephone & ESB
- Mains water and Mains sewerage

BER RATING

- E2

DIRECTIONS

This is located off the Freshford Road, from the city centre driving / walking out of town, head for the Freshford Road, keeping left at Bambricks Public House, 100 yards up on the bend you will take a right turn, down by the River Nore to your right, continue down this road and take the first left and then a right – our property is situated down on the right hand side – Sign Up



15 LORETO AVENUE, KILKENNY.

FOR SALE BY PRIVATE TREATY



LOCATION! LOCATON! LOCATION!

This is a semi-detached property with garage attached in a sought-after location, within walking distance of all city amenities / schools / shops etc. Accommodation comprises of entrance hallway, kitchen, dining, sitting room, utility, and garage on ground floor with 3 bedrooms and bathroom on the first floor. Garden front and walled in garden to rear. G.F.C.H.

GUIDE PRICE: €245,000

ACCOMMODATION COMPRISES OF THE FOLLOWING: -

GROUND FLOOR

Entrance Hallway **6'3" X 9'7" (1.9 x 2.95)**

Laminate timber flooring, carpet stairwell to first floor accommodation, doors leading into kitchen and sitting room.

Kitchen **10'2" X 7'6" (3.10 x 2.31)**

Kitchen units at floor and eye level, tiled between units, built-in Zanussi oven, 4 ring electric hob and extractor fan overhead. Semi-solid timber flooring. Doors leading to dining room, hallway, and utility room



Dining Room **10'5" x 11'9" (3.2 x 3.63)**

Semi-solid timber flooring, cast iron fireplace with timber surround, units built in to both sides of chimney breast. Double doors into sitting room.

Sitting Room **13'3" x 11'3" (4.05 x 3.44)**

Carpet flooring, double doors to dining room



Utility Room **7'9" X 7'2" (2.4 x 2.2)**

Vinyl flooring, units at floor level, gas boiler; includes Beko washing machine under counter. Doors leading to garage, kitchen and out to rear garden.

FIRST FLOOR

Bedroom 1 **11'1" x 9' (3.3 x 2.74)**

Carpet flooring, built in wardrobes



Bedroom 2 **13'3" x 10'9" (4.05 x 3.32)**

Carpet flooring



Bedroom 3 **9'2" x 8'9" (2.8 x 2.71)**

Carpet flooring, built-in wardrobes



Bathroom **5' 9'8" (1.5 x 2.98)**

WHB, WC and Shower area full tiled around shower, floor tiled and tiles half way up walls.

Landing **9' x 6'4" (2.74 x 1.95)**

Carpet flooring, hot press.