

No. 132 Ashfield East, Old Golf Links Road, Kilkenny R95 H7X6



Convenient Location – Quality Build - Keenly Priced

BER C2

Asking Price €219,000

Licence 003414-005791

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Location

The Ashfield East estate is located on the east side of Kilkenny City, approximately 200 metres west of 'The Ring Road' and a short distance from the M9 motorway link road. The property is approx. a 15 minute walk from Green's Bridge. Heading east from Green's Bridge, take the 1st exit off the Castlecomer Road roundabout. Passing the 'Topaz' filling station on your left, take the next right turn on to Lovers Lane. Continue straight (over ramps) and take 1st exit on to Old Golf Links Road. The estate is third on the right. Take first left and left again, the property is immediately on your left. Our 'For Sale' sign is located outside the property.

Description

Location, build quality and privacy are the hallmarks of this family home! Conveniently located adjacent to the Kilkenny Ring Road and the M9 motorway, the Ashfield East estate was built in circa.2003 by respected Kilkenny builders, Melville Developments.

No.132 is neatly tucked away in a quiet Cul de sac overlooking trees and communal green area, while it's rear garden enjoys an enviable sunny south west facing orientation ensuring good sunlight throughout those long summer days.

Entering the front door attractive timber floors hallway with staircase leads to a generous sized livingroom with feature fireplace, timber floors and bay window with aspect to front. Double doors lead to a bright kitchen/dining area with 'shaker style' fitted wall & floor presses, select integrated appliances and stainless steel sink drainer. A sliding glass door from the dining area leads to a spacious patio and garden area. A convenient under stairs toilet with whb completes the ground floor accommodation.

The first floor landing is bright and airy with good natural daylight. There are two double bedrooms and a single bedroom which face the front and rear of the property. All bedrooms have attractive timber flooring with built in wardrobes and master the bedroom with ensuite shower, while a main bathroom with tastefully fitted wall and floor tiles and high quality sanitary ware faces the rear of the property.

Viewing comes highly recommended. See www.warrenmccreery.ie for further details.



ACCOMMODATION

Ground Floor

Hallway

5.71m x 1.88m

Spacious entrance hall with timber effect floors, under stairs toilet, storage press and staircase to first floor.

Livingroom

4.57m x 3.97m

Large and spacious room with feature solid fuel fireplace, bay window looking on to communal green. Double doors lead to kitchen/dining area.

Dining Area

3.67m x 3.47m

Spacious open plan with kitchen area, timber effect floors, sliding glass doors to south and west facing garden and patio.

Galley Kitchen

2.52m x 2.47m

Shaker style fitted wall and floor presses, stainless steel sink with integrated oven and ceramic hob.

Toilet

1.48m x 1.31m

Tiled floor, toilet and wash hand basin.

First Floor

Landing

3.18m x 2.37m

Carpet floors and generous size hot press.

Bathroom

2.36m x 2.07m

Nice bright room with tiled floors, bath, sink and toilet.

Bedroom 1

3.51m x 3.17m

Generous double bedroom with attractive t&g timber floors, integrated wardrobes and aspect to rear garden.

Bedroom 2

4.01m x 3.52m

Extra large double room with t&g timber floors, integrated wardrobes, timber blinds and aspect to front.

En-suite Shower

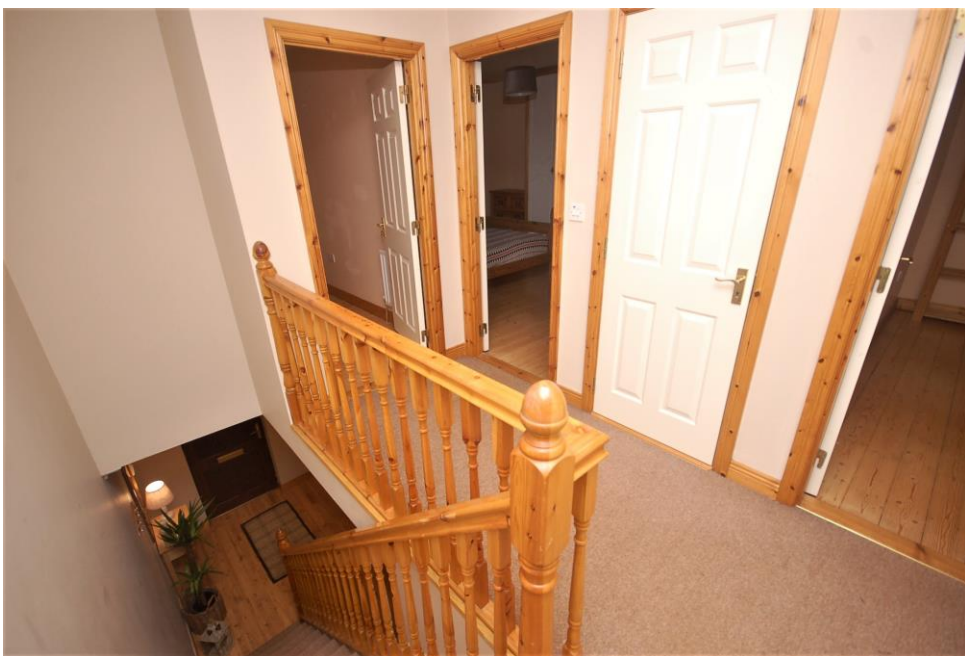
2.83m x 1.00m

Tiled floor with toilet, wash hand basin and shower cubicle with sliding glass door and Triton electric shower.

Bedroom 3

2.92m x 2.36m

Single room with t&g timber floors, timber blinds and aspect to front communal green.



Features & Services

- Superb central location
- Gas Fired Central Heating
- Low maintenance brick/dash exterior
- All important south west facing garden & patio
- Ample Parking
- High Speed Broadband Available

BER Number: 112847553

kWh/m²/yr: 195.93

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