

41 Highstreet, Ballyragget, Co. Kilkenny. R95 E6W9

For Sale by Private Treaty



- End of Terrace
- 3 Bedrooms
- 1 Bathroom
- Nicely located on the edge of the Village
- Front and rear garden
- Private parking



GUIDE PRICE : €185,000

ACCOMMODATION COMPRISES OF :-

GROUND FLOOR

Entrance Hallway

Laminate flooring with a carpet stairwell leading to first floor accommodation

Sitting Room 11'08 x 10' (3.6 x 3.04)

Open fireplace, vinyl wood effect flooring, double doors leading to kitchen-dining area.



Kitchen – Dining Area 10'5 x 17'5 (3.2 x 5.3)

Vinyl flooring in the kitchen and laminate in the dining area, built-in kitchen units at floor and eye level, includes electric cooker, hob, extractor fan and washing machine. Timber panelled ceiling with recess lighting in the kitchen area. Door leads to private rear garden and double doors into the sitting room.



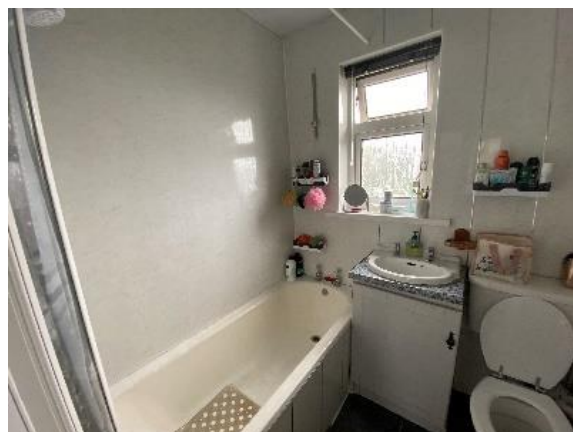
FIRST FLOOR

Landing 7'7 x 6.1 (2.3 x 1.8)

Laminate flooring, staircase to attic, hot press

Bathroom 5.4 x 6.2 (1.6 x 1.9)

WHB, WC, Bath with shower overhead – Triton T90 electric shower, cladding on walls, tiled floor



Bedroom 1 10'4 x 12'1 (3.1 x 3.7)
Laminate flooring, situated to rear of house

Bedroom 2 11'3 x 8'9 (3.4 x 2.7) Laminate flooring,
built-in wardrobe

Bedroom 3 9'03 x 8'03 (2.8 x 2.5) Laminate flooring,
built-in wardrobe



OUTSIDE Front and rear garden, with garage to the rear.



Two-storey end of terrace residence located on the edge of the village opposite the primary school on the Castlecomer Road out of the village. Accommodation includes entrance hallway, kitchen-dining and sittingroom on the ground floor with 3 bedrooms and bathroom on the first floor. Nicely presented throughout. Walled in yard with garage to rear. Within walking distance of all village amenities.

SERVICES Oil fired central heating, mains water and sewage

BER RATING TBC

SALE TO INCLUDE All light fittings, carpets and curtains.

LOCATION Ballyragget is located 17km north of Kilkenny City, from Kilkenny take the N77 road (Castlecomer road) for about 5km, take the left at the junction for Durrow/Ballyragget, follow this road into Ballyragget and take a right for Patrick Street, follow this road and take the left after the Boys national school. House is on the left – Sign up!

Located on the edge of the Village with daily buses running to Kilkenny/Castlecomer/Portlaoise.

Local primary schools for boys and girls.

School buses to Kilkenny/Ballinacill/Castlecomer.

