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myhome.ie 

PAT
GANNON 

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Licence No: 003442

Auctioneer Valuer Estate Agent

Green Acres, Moate Road, Ballyragget, Co. Kilkenny. R95 D4C0

For Sale by Private Treaty



Charming 3 bedroom detached home located on the outskirts of the village with a large plot of ground to the rear extending to 0.45ha / 1.12 Acres. Accommodation includes entrance hallway, scullery, dining/living area, sitting room, 3 bedrooms and bathroom. Garage to rear.

GUIDE PRICE €185,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway 16'01 x 3'06 (4.9 x 0.93)

Vinyl flooring

Dining / Living Area 14'08 x 9'11 (4.3 x 2.8)

Vinyl flooring, solid fuel stanley stove, doors lead to scullery and hallway

Scullery 5'02 x 14'05 (1.5 x 4.3) Vinyl flooring, door leads out to side of house

Bedroom 1 7'10 x 10'08 (2.2 x 3.1) Carpet flooring, cast iron fireplace

Shower Room 4'10 x 7'10 (1.2 x 2.2) Vinyl flooring, Triton T90z shower, door leads to bathroom

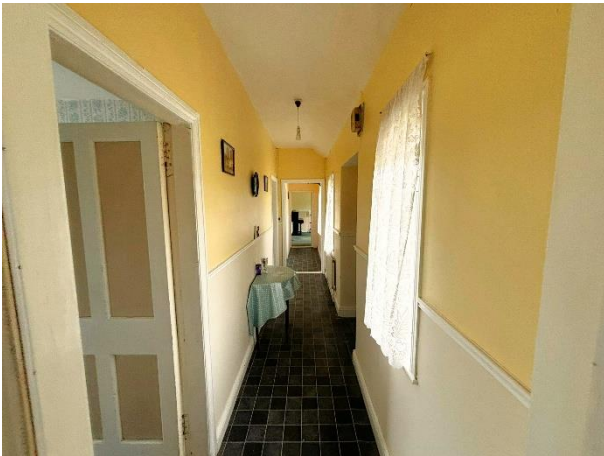
Bathroom 7'10 x 5'09 (2.2 x 1.5) WHB, WC and Bath

Hallway 9'07 x 3'02 (2.8 x 0.9) hallway to lower end of house

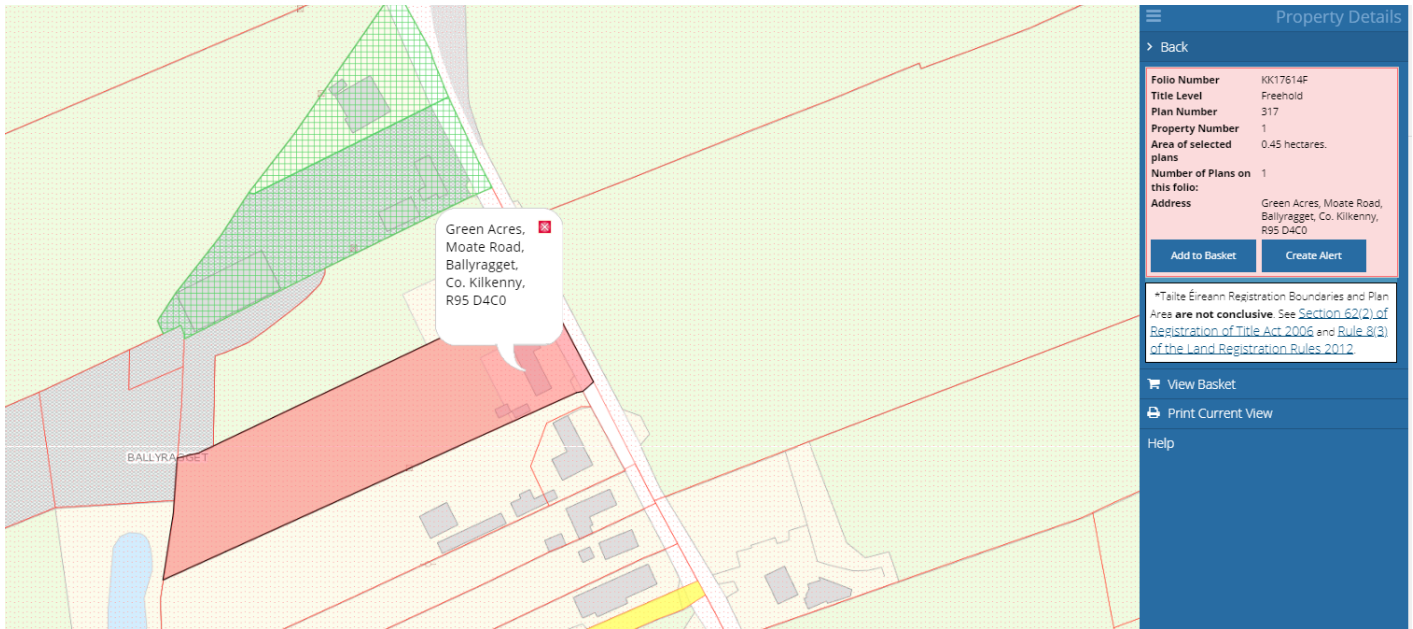
Bedroom 2 11' x 9'07 (3.3 x 2.8) Vinyl flooring, tiled fireplace

Bedroom 3 10'05 x 14'06

Sitting Room 13'09 x 14'07 (4 x 4.3) This is a lovely bright room at the end of the house, with 2 windows. Carpet flooring.







SERVICES

- Oil fired central heating
- Septic Tank on site
- Mains water

LOCATION

- 700m to Ballyragget Village
- 8.7km to Durrrow
- 11.6km to Castlecomer
- 17.5km to Kilkenny



Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.