

<b>SERVICES</b>	Gas fired central heating, mains water & mains sewerage.
<b>BER RATING</b>	To Follow
<b>FEATURES</b>	Large spacious apartment with independent access Within walking distance of all village amenities Parking to the front & rear
<b>SALE TO INCLUDE</b>	All furniture and fittings, all kitchen appliances, curtains, blinds, & light fittings.
<b>LOCATION</b>	Glenvale is located 17km North of Kilkenny City, from Kilkenny take the N77 road (Castlecomer Rd) for about 5km, take left at junction for Durrow / Ballyragget, follow this road into Ballyragget and Glenvale is the estate on the edge of the village – right hand side! No.1 is situated near the Chinese – Sign up!  Centrally located with daily buses running to Kilkenny / Castlecomer/ Portlaoise  Local primary schools for boys and girls  School buses to Kilkenny / Ballinakill / Castlecomer

## Apt 1 The Crescent, Glenvale, Ballyragget, Co. Kilkenny. R95 FN77.

**FOR SALE BY PRIVATE TREATY**



Spacious two bedroom first floor apartment with independent access, located in the village with all amenities to hand. Accommodation includes hallway, open plan kitchen-dining-living area, 2 bedrooms and bathroom.

**GUIDE PRICE : €160,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

This apartment is accessed via stairwell to first floor accommodation as follows:

**Entrance Hallway**  
Tiled floor; hotpress

11'03 x 6'05 (3.4 x 1.8)



**Kitchen-Dining-Living Area**

14'09 x 21'06 (4.3 x 6.4)

Semi-solid timber flooring, kitchen units at floor and eye level; includes Candy washing machine, under counter fridge; Belling electric oven with 4 ring hob and extractor fan overhead.



**Bedroom 1**  
Semi-solid timber flooring

11'02 x 14'05 (3.3 x 4.3)



**Bedroom 2**  
Semi-solid timber flooring

14'04 x 9'10 (4.3 x 2.8)

**Bathroom**

6'04 x 5'04 (1.8 x 1.5)

Tiled floor and tiled around bath area. WHB, WC and Bath with Triton T90 electric shower over bath.

