

#### FEATURES / SERVICES

- Beautifully presented 3 bedroom semi-detached home located on the Main Street. Ideally this would suit a retired person having all amenities within walking distance or equally suitable for those looking to be on the commuter belt with the Motorway just a minute away - Cork and Dublin only an hours drive.
- This home was built in 2003 and has been beautifully maintained by the current owners, the adjoining property is also owner occupied.
- Urlingford is an ideal spot for those who want to enjoy a country lifestyle coupled with easy access to Kilkenny, Thurles, Dublin / Cork. Daily buses running.
- DG PVC windows; Attic Floored; Wired for ISDN line, fax, phone and alarm
- Gas Heating, Mains water & sewerage
- Maintenance free exterior, walled in garden to front with yard to rear
- Conservatory – off the kitchen, giving extra living space.
- Attic floored with light.

#### BER RATING C2

#### LOCATION / DIRECTIONS

- This property is located on the main street between the church and the fire station, across from the petrol, only a minute off the M8 Motorway. Kilkenny is 30km (25 mins); Thurles is 18km (15 mins, Dublin and Cork are about 1 hours drive, Portlaoise is 30 mins (46km).

#### SALE TO INCLUDE

- Carpets, curtains and light fittings
- Built-in wardrobes in all three bedrooms
- Inset solid fuel Stanley Stove in Sittingroom
- Kitchen appliances – Indesit washer / dryer, Zanussi fridge freezer, integrated dishwasher, Indesit electric cooker, hob and extractor fan.



## “CHAPELFIELD” MAIN STREET, URLINGFORD, CO. KILKENNY.

**For Sale By Private Treaty**



Beautifully presented two-storey semi-detached property located on the Main Street within walking distance of all town amenities, church and fire station to either side, petrol station / shop across the street, only minutes from Motorway. Private walled in property front and rear, with gated vehicular access to the rear, pedestrian access to the front. This property is owner occupied and is in immaculate condition throughout, worthy of inspection!

**GUIDE PRICE : €165,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### Ground Floor :

**Entrance Hallway** 5'08 x 10'07 (1.54 x 3.26)  
Ceramic tiled floor, double closet.

**Kitchen-Dining** 10'3 x 18'3 (3.14 x 5.58)  
Ceramic tiled floor, Shaker style kitchen units fitted at floor and eye level, tiled between units, includes Indesit electric oven, 4 ring hob and extractor fan, Zanussi fridge freezer, Indesit washer / dryer and built-in dishwasher. French doors leading out to conservatory.



**Conservatory** 8'7 x 11'7 (2.654 x 3.53)  
Ceramic tiled floor, door leading out to rear of property.

**Sittingroom** 13'8 x 14'9 (4.2 x 4.54)  
Solid oak timber flooring, black marble fireplace with a solid fuel Stanley Stove (inset). Lovely spacious room with two windows situated to front of house looking out to front walled in garden.



**Toilet** 6'3 x 2'75 (1.90 x 0.83)  
WHB, WC. Ceramic tiled floor.

### First Floor :-

**Main Bedroom** 14'5 x 12'5 (4.42 x 3.81)  
Carpet flooring, built-in wardrobes. This room is situated to the front of the house.

**Ensuite Bathroom** 6'8 x 3.10 (2.08 x 0.94)  
WHB, WC and Triton T90 electric shower. Tastefully tiled floor to ceiling.



**Bedroom 2** 10'3 x 9'38 (3.14 x 2.85)  
Carpet flooring, built-in wardrobes.

**Bedroom 3** 11' x 8'6 (3.35 x 2.62)  
Carpet flooring, built-in wardrobes



**Bathroom** 5'7 x 7'11 (1.73 x 2.16)  
WHB, WC and Bath. Tiled floor to ceiling.

**Landing** 6'28 x 13'3 (1.91 x 4.05)  
Carpet flooring and carpet on the stairwell. Access to attic, hotpress.

