

SERVICES

- Oil fired central heating
- Mains water and mains sewerage
- Telephone & ESB

BER RATING D1 – No. 102531969 (236.73kWh/m/yr)

INCLUSIONS

- All blinds, carpets and built-in wardrobes
- All fixtures and fittings
- Kitchen appliances – double oven, 5 ring gas hob with extractor fan overhead, dishwasher, fridge freezer in utility room.

EIRCODE R95 Y42K

LOCATION / DIRECTIONS

Dukesmeadow's is located just off the Bennettsbridge Road, on the left driving out of Kilkenny after passing the Castle grounds. This is a sought after location within walking distance of all amenities, and only seconds off the ring road, giving easy access to / from all areas. Sitting on the doorstep to the Kilkenny Castle with wonderful walks down by the river, this location is second to none.



6 Larkfield Avenue, Dukesmeadow, Kilkenny.

FOR SALE BY PRIVATE TREATY



We are delighted to be offering this fine two-storey semi-detached property in a most fabulous location off the Bennettsbridge Road with accommodation comprising of entrance hallway, kitchen, dining room, sitting room, utility, toilet, and garage on the ground floor with 4 bedrooms, 1 ensuite and bathroom on the first floor.

GUIDE PRICE: €335,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 6'5 x 12'7 (1.98 x 3.87)

Tiled flooring, storage underneath the stairs with a door into the garage, doors to sitting room and kitchen also, carpet stairwell to the first-floor accommodation.

Kitchen 13' x 12'8 (3.96 x 3.9)

Kitchen units at floor and eye level, tiled between units, integrated dishwasher, built-in double oven, 5 ring gas hob with extractor fan overhead; vinyl flooring, doors leading to utility room and the dining room.



Dining Room 13'9 x 9'8 (4.23 x 2.98)

Carpet flooring, French doors leading into sitting room and patio doors out to patio area / rear garden.

Sitting Room 12'3 x 7'7 (3.75 x 2.35)

Carpet flooring, tiled fireplace (with back boiler), features large window to front, French doors leading into the dining area.



Utility Room 4'5 x 3' (1.37 x 0.91)

Vinyl flooring, door into downstairs toilet and door leading out to garden.

Toilet 4'5 x 3'7 (1.37 x 1.13)

WHB and WC, vinyl flooring

FIRST FLOOR

Bedroom 1 7'5 x 10'8 (2.28 x 3.29)

Carpet flooring, built-in wardrobe, situated to front of the house.

Bedroom 2 9'11 x 10'2 (2.77 x 3.05)

Built-in wardrobe, situated to front also.



Bedroom 3 8'44 x 9'51 (2.57 x 2.89)

Situated to the rear; slide robes.

Bedroom 4 10'5 x 7'9 (3.20 x 2.40)

Carpet flooring, built-in wardrobes, door to ensuite bathroom



Ensuite 4'48 x 6'73 (1.36 x 2.05)

WHB, WC and Triton T90 electric shower, vinyl flooring, walls fully tiled

Bathroom 9'2 x 8'4 (2.80 x 2.56)

WHB, WC and Bath. Heated radiator hot-presses

