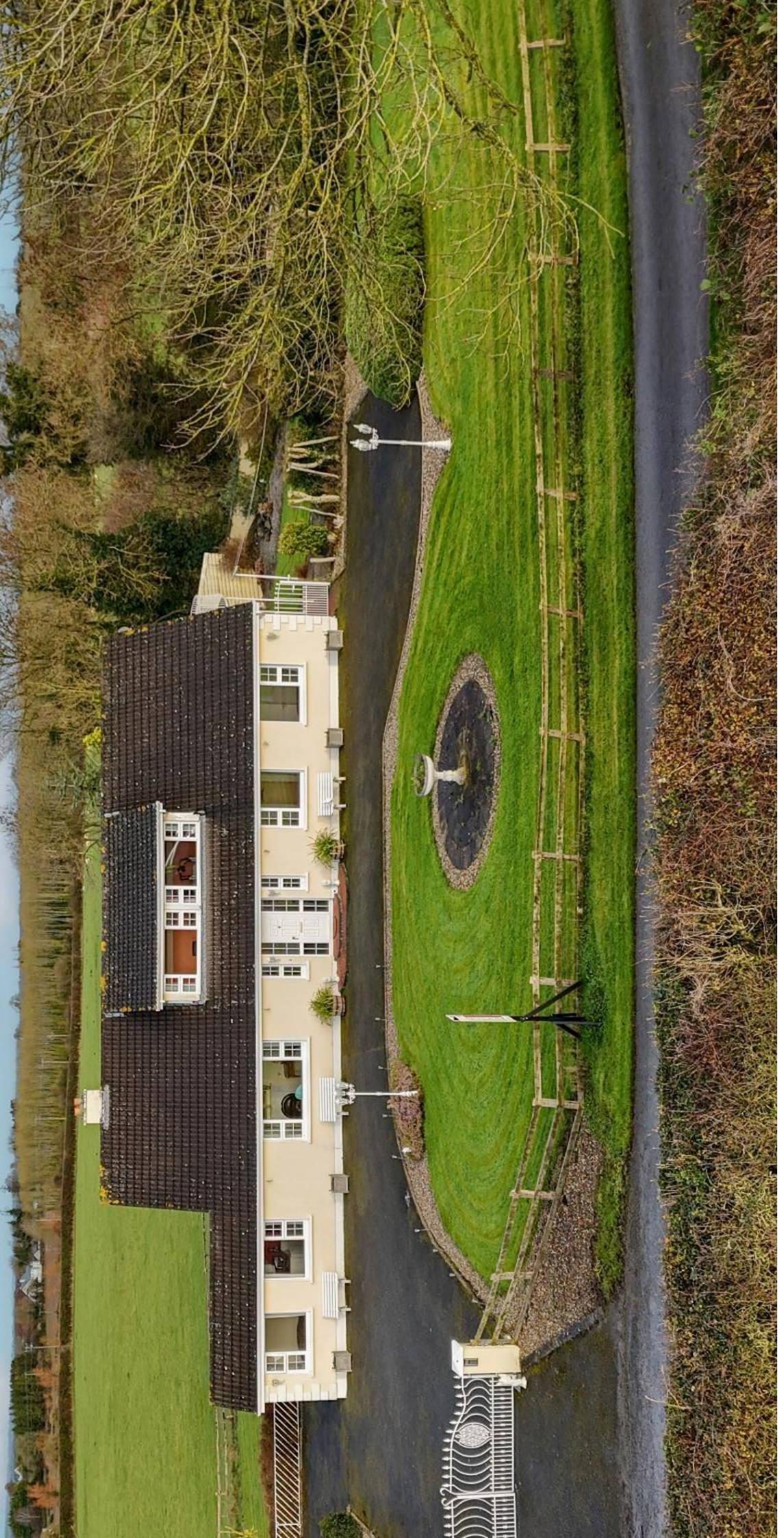




Castleview,

Ballybur, Cuffesgrange, Co. Kilkenny. R95 H2P9





PROPERTY DESCRIPTION

FitzGerald's are delighted to bring to the market "Castlevew", a superb-detached home located in the townland of Cuffesgrange, just 7 km from Kilkenny City off the N76 (Kilkenny / Callan). "Castlevew" is set on a beautifully enclosed site of c. 0.8 acre with stunning views of the countryside and overlooking "Ballybur Castle" a 16th century castle built by Richard Comerford in c. 1588.

"Castlevew" is entered through electric gates leading to an expansive tarmac driveway providing ample parking, with mature landscaped lawns and garden, with fruit trees and a vegetable plot with raised beds.

This light filled family home is presented in excellent condition with generously proportioned accommodation extending to 2,741 sqft with spacious rooms opening into each other creating an easy open-plan flow. Ground floor accommodation comprises of a large entrance hall, living room, kitchen, dining room and a sunny conservatory. The kitchen features cream fitted units with integrated appliances and an American style double fridge/freezer. There is also a well-appointed utility room and guest wc. Off the entrance hall are three double bedrooms, with one ensuite and a family bathroom.

Layout at first floor is equally as impressive with a spiral staircase leading to a mezzanine floor which provides additional living space or would be an ideal home office or family den. There are also two exceptionally generous ensuite bedrooms one featuring a balcony overlooking the garden and Ballybur Castle.

In addition, the property benefits from a self-contained studio apartment which comprises an open plan living room with a kitchen, bathroom and a double bedroom with French doors leading to the garden. The apartment has its own independent oil boiler and separate electricity supply. This would be a perfect studio, treatment room, home office, granny flat or short-term rental.

This is a unique opportunity to purchase a beautiful family home which offers bright spacious accommodation in an idyllic location yet only a 10 minute' drive from Kilkenny City and all its amenities and transport links.

Viewing is highly recommended to fully appreciate this superb property.

All viewings strictly by appointment.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL	4.1m x 3.6m	with carpet, double sliding pocket doors to living room, door to kitchen and spiral stairs to mezzanine floor.
LIVING ROOM	5.9m x 3.5m	with carpet, solid fuel fire with marble fireplace and French doors to dining room / kitchen.
KITCHEN / DINING ROOM	7.0m x 3.0m	with tiled floor, cream fitted kitchen units, tiled splashback, integrated single oven, American style fridge freezer and French doors to conservatory.
UTILITY	1.8m x 3.0m	with tiled floor, fitted kitchen units, plumbed for washing machine and back door to garden.
GUEST WC	1.8m x 0.8m	with tiled floor, linen press, wc and whb.
CONSERVATORY	4.3m x 3.4m	with tiled floor and French doors to large coble lock patio.
BATHROOM	3.0m x 3.9m	with corner shower, jacuzzi bath, wc and whb.
BEDROOM 1	3.0m x 3.9m	with carpet, four bay fitted wardrobe and French doors to patio.
ENSUITE	1.0m x 3.0m	with tiled walls, shower, wc and whb.
BEDROOM 2	3.2m x 3.0m	with carpet and two bay fitted wardrobe.
BEDROOM 3	3.0m x 3.3m	with carpet and two bay fitted wardrobe.

FIRST FLOOR

MEZZANINE / HOME OFFICE	5.0m x 4.6m	with carpet.
BEDROOM 4	5.6m x 4.0m	with carpet, two bay wardrobe and French doors to balcony overlooking garden.
ENSUITE	1.6m x 2.5m	with shower, wc and whb.
BEDROOM 5	5.8m x 4.0m	with carpet and two bay wardrobe.
ENSUITE	2.4m x 1.5m	with shower, wc and whb.

STUDIO/ANNEX

LIVING ROOM / KITCHEN	7.3m x 5.4m	with wooden floor and kitchen with white fitted units and appliances.
BEDROOM 1	1.3m x 1.9m	with wooden floor, two bay fitted wardrobe and French doors to patio.
BATHROOM	1.3m x 1.9m	with shower, wc and whb.

OUTSIDE

Garden Shed	3.2m x 4.0m	
TOTAL AREA	255 m² / 2741 sqft	









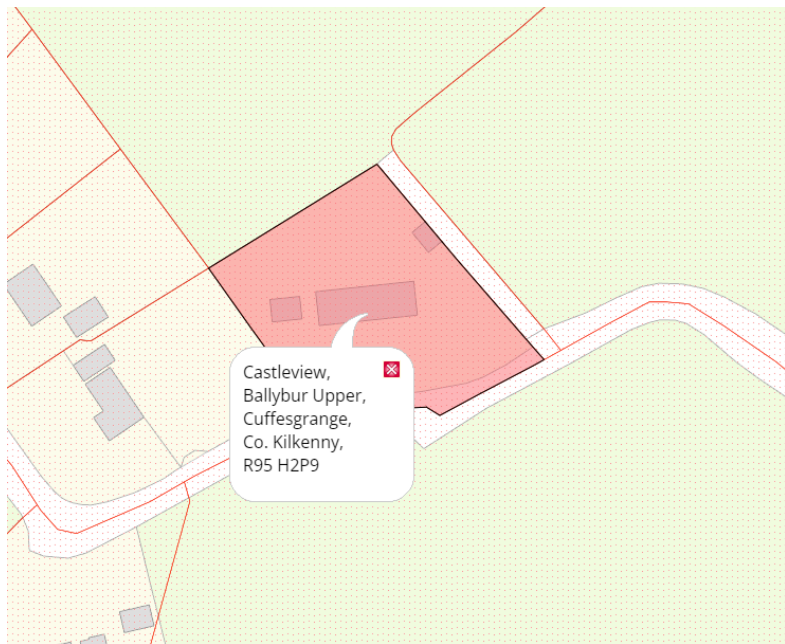
Ideally located up a quiet cul-de-sac, overlooking Ballybur Castle and the surrounding countryside. Beautifully landscaped gardens with herbaceous flowers, shrubs, vegetable plot with raised beds, mature fruit trees.





Super self-contained studio apartment, with an open plan living area, kitchen, bathroom and double bedroom.





Folio Number	KK6703F
Title Level	Freehold
Plan Number	37
Property Number	1
Area of selected plans	0.30 hectares.
Number of Plans on this folio:	1
Address	Castleview, Ballybur Upper, Cuffesgrange, Co. Kilkenny, R95 H2P9

SERVICES Group water scheme, septic tank, electricity, telecoms, broadband, oil central heating, alarm and uPVC double glazed windows.

BER **C1** Cert No. 116192964

GUIDE PRICE **€495,000**

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