

## For Sale

### No. 15 The Pines, Roseleigh, Mooncoin, Co. Kilkenny



Immaculate three bedroom semi detached two-storey residence, nicely situated within the private development of Roseleigh in the village of Mooncoin. In excellent condition throughout, the property is within easy reach of Waterford City, Carrick-on-Suir and Kilkenny City via the new M9 Waterford to Dublin motorway. The property offers spacious accommodation extending to 1067 sq. ft. and comprising of entrance hall, wc, utility room, living room, kitchen/dining area, three bedrooms, one en-suite and main bathroom. Heating is provided by oil fired central heating and all windows are uPVC double glazed throughout. The property benefits from a Tarmacadam driveway to front for two cars, and with a large rear garden with paved patio area and garden shed. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233

BER: No. 107175689

**Asking Price €100,000**

PSRA Registration No. 00215

## Accommodation

### **Entrance Hall**

Tiled floor. Alarm Panel. Storage downstairs.

### **WC**

Tiled floor. Wc and whb. Radiator

### **Utility Room**

Tiled floor. Plumbed for washing machine

### **Living Room**

5.46 x 3.54

Laminate wood flooring. Feature fireplace in Granite with open fire. Curtains and roller blinds to window. Double doors to kitchen/diner

### **Kitchen/Dining Area**

5.45 x 3.49

Tiled floors. Beech shaker style fitted kitchen. Tiled splash back. Integrated fridge freezer. Electric oven and hob. Extract unit. Island bar. French doors to rear garden.

### **Stairs and Landing**

Carpet flooring

### **Main Bathroom**

1.82 x 3.22

Tiled floor and walls. Wc, whb and bath. Shower mixer over bath. Radiator

### **Bedroom 1**

3.59 x 3.22

Carpet flooring. Generous double bedroom. Curtains and blinds to window.

### **En Suite**

Tiled floor and walls to ceiling. Wc, whb and T90 electric shower

### **Hot Press**

### **Bedroom 2**

3.80 x 2.99

Carpet flooring. Double bedroom. Curtains and blinds to window.

### **Bedroom 3**

2.70 x 2.48

**Garden** Rear garden with paved patio. Barna shed and side entrance

**Features** In excellent condition. uPVC double glazing. Timber frame construction. Tarmac driveway to front to accommodate two cars

**Heating:** Oil fired central heating

**BER:** Rating C2

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EPI: 198.78 kWh/m<sup>2</sup>/yr

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

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**FOR SALE**

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