

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

BER No. 107175689

EPI: 198.78 kWh/m2/yr

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

DNG Thomas Reid Auctioneers PRSA License No. 002015







DOLLYS NEWMAN GOOD

DNG

THOMAS REID

FOR SALE

www.dng.ie tel. 051 852233

Where as every effort has been made to ensure the accuracy of these particulars, the contents there in are for description and general information purposes only and should not be fully relied upon. Thomas Reid Auctioneers and their servants or agents assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information and do not accept any liability whatsoever arising from any errors or omissions. The information does not constitute or form part of a contract and can not be relied on as a representation of fact. Receipt of these particulars is under the strict understanding that all further dealings with this property be conducted with Thomas Reid Auctioneers. All express, implied representations or guarantees, warranties or terms and conditions that may arise under law, custom, usage or otherwise are expressly excluded to the fullest extent permitted by the applicable law.