

This home was built in 1999 by the current owners. Located a short distance in public roadway, turning left up a private laneway with shared right of way access to this property on the left hand side which is accessed via a wooden gated entrance to a tarmac driveway upto and around the house. Post and rail fencing all around the site with fantastic views of the surrounding countryside and looking down to the valley.

Sought after location only 1½ miles from Bennettsbridge, 6½ to Kilkenny City, 3.7 miles to Thomastown, Dublin 1hr 15 mins drive, M9 Motorway is only 8 minutes drive away.

Located on the door step to Mount Juliet Estate offering an abundance of activities, train stations at Thomastown and Kilkenny, local primary school with secondary schools in city and Thomastown.

BER RATING C3

SALE TO INCLUDE

All carpets, curtains, blinds and light fittings, all kitchen appliances including free standing fridge, washer and dryer in the utility.

FEATURES

Fantastic location – a beautiful 1 acre site with post and rail fencing, tarmac driveway, detached garage, excellent spacious living accommodation on the ground floor.

SERVICES

Oil fired central heating, telephone and ESB, Eircom Broadband (5MB), own well, septic tank



WOOLENGRANGE, BENNETTSBRIDGE, CO. KILKENNY.

For Sale By Private Treaty



Four Bedroom Dormer Bungalow

This is a wonderful detached dormer residence on a fantastic 1 acre site in a sought after location only 1½ miles from Bennettsbridge, located a short distance up a private road. Accommodation comprises of entrance hallway, kitchen-dining, 2 reception, sunroom, ensuite bedroom and utility on the ground floor with 3 bedrooms and bathroom on the first floor.

Guide Price : €325,000.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Ground Floor

Porch 7'5 x 5'3 (2.2 x 1.61)
Tiled floor, timber panelled ceiling, double sliding door.

Entrance Hallway 16'4 x 8'4 (4.9 x 2.56)
Timber flooring, carpet stairwell to first floor accommodation, kitchen straight on, main bedroom to the left and sitting room to the right.



Kitchen – Dining Area 14'6 x 13'01 (4.45 x 3.96)
Kitchen units at floor and eye level, tiled between units, integrated oven and microwave, 4 ring hob, dishwasher and fridge all included in sale, door to utility at kitchen end, double doors out to decking area from dining end. Tiled floor, timber panelled ceiling with recess lighting.

Utility Room 6'6 x 6'6 (2.0 x 2.0)
Plumbed for washing machine and dryer, door out to side of property.

Hall to Living Room 3'01 x 9'9 (0.92 x 3.01)
Solid oak timber flooring.

Living Room 14'2 x 26'8 (4.32 x 8.16)
Solid oak timber flooring, cast iron fireplace with painted timber surround, solid fuel stove, French doors out to conservatory



Conservatory 15'5 x 5'3 (4.72 x 1.61)
Tiled floor, patio door out to decking area

Sitting Room 13'1 x 14'7 (3.99 x 4.48)
Solid oak timber flooring, marble fireplace, features bay window, French doors leading out to sunroom.

Sunroom 12'8 x 12'4 (3.9 x 3.77)
Tiled flooring, timber panelled ceiling, patio door out to gardens

First Floor

Bedroom 2 8'6 x 15' (2.62 x 4.57)
Laminate timber flooring

Bedroom 3 15' x 10'3 (4.5 x 3.1)
Laminate timber flooring

Bedroom 4 13' x 12' (3.96 x 3.65)
Carpet flooring

Bathroom 8'8 x 7'3 (2.68 x 2.22)
Fully tiled floor to ceiling, WHB, WC and Jacuzzi bath with Triton Shower.

Landing 6'6 x 21'1 (2 x 6.4)
Carpet flooring, access to attic.

