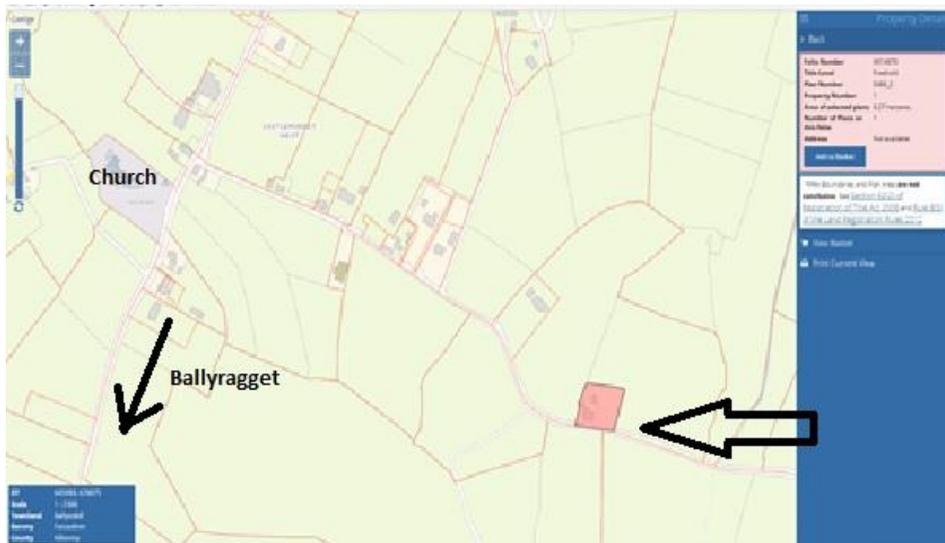


EIRCODE R32K4H2
FOLIO KK14670
AREA 0.27 HA / 0.67 ACRES
BER RATING D2

SERVICES

- Oil fired central heating (new burner installed in 2016)
- Own water supply
- Septic Tank



Map showing property and location from village.

BALLYOUSKILL, ATTANAGH, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



This is a single storey residence extending to c.1250 sq ft / 116 sq m with accommodation comprising of entrance hallway, kitchen-dining, sittingroom, 4 bedrooms and bathroom. Sitting on c.½ acre with garage and some out offices to the rear, located c. ½ mile from the village.

GUIDE PRICE : €140,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway 10'11" x 6'04" (3.08 x 1.84)
Vinyl flooring

Kitchen – Dining 21'08" x 10'8" (6.4 x 3.29)
Kitchen units at floor and eye level, tiled between units, Includes washing machine, electric cooker, vinyl flooring, door leading out to back yard.



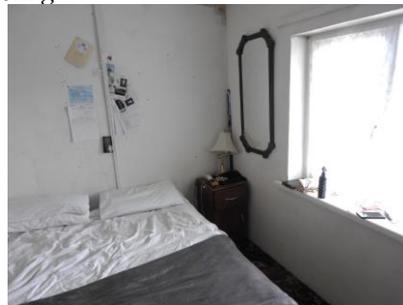
Sitting Room 9'1"-6" x 11'04" (2.77 x 3.36)
Timber flooring, open fireplace, built-in corner unit.



Bathroom 8'11" x 8'02" (2.47 x 2.44)
WHB, WC & Bath

Bedroom 1 11'06" x 5'10" (3.37 x 3.36)
Carpet flooring, built-in wardrobes full length of room.

Bedroom 2 10'03" x 8'06" (3.05 x 2.45)
Carpet flooring



Bedroom 3 8'10" x 14'03" (2.46 x 4.29)
Carpet flooring

Bedroom 4 13'09" x 7' (3.98 x 2.13)
Carpet flooring

Bathroom 7'09" x 4'09" (8'11" x 8'02")
WHB, WC and Mira electric shower. Tiled floor and tiled 1/2 way up walls.

