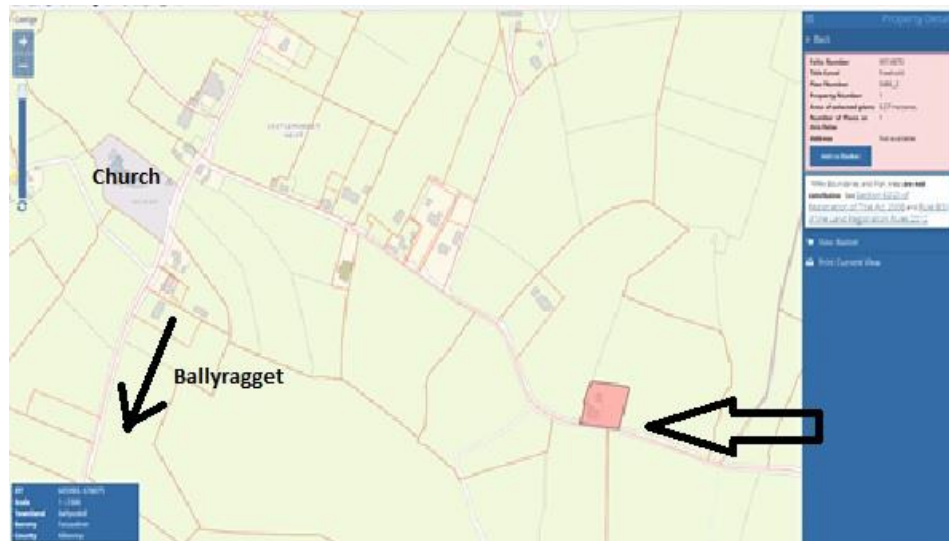


**EIRCODE** R32K4H2  
**FOLIO** KK14670  
**AREA** 0.27 HA / 0.67 ACRES  
**BER RATING** D2

**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” (64 x 13.29)  
Kitchen units at floor and eye level, tiled between units, Includes washing machine, electric cooker, vinyl flooring, door leading out to back yard.



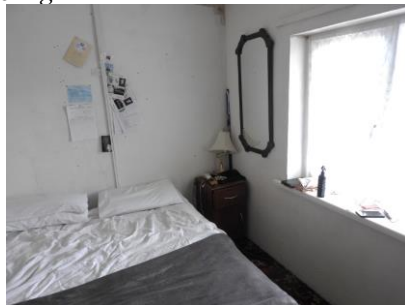
**Sitting Room** 9’1-“ x 11’04 (2.77 x 3.36)  
Timber flooring, open fireplace, built-in corner unit.



**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 ½ way up walls.

