

#### LOCATION / DIRECTIONS

This property is located on the edge of the village, drive out past the Creamery and its just past the 80km sign on the right hand side. Walled in garden to front with a gated entrance to tarmac drive / yard round to the back of the house, with garden to left and rear of house. Beautifully presented, excellent space.

#### FEATURES

- 4 Bedroom detached on edge of village
- Large private garden
- House in very good condition throughout
- Built-in wardrobes in all rooms
- Shower room off the utility
- Open fireplace in sittingroom with back boiler

#### SERVICES

- Oil fired central heating
- Telephone & ESB
- Mains Water and Mains Sewerage

BER RATING F



## POULBAWN, FRESHFORD, CO. KILKENNY.

**For Sale By Private Treaty**



Two-storey detached residence with garage to rear sitting on a beautiful site of c.1 acre located on the edge of the village within walking distance of all amenities. Accommodation comprises of entrance hallway, kitchen-dining, sittingroom, utility and shower room on ground floor with 4 bedrooms and bathroom on the first floor. O.F.C.H.

**PRICE TO SELL €165,000**

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

**Entrance Hallway** 6'3 x 12'8 (1.92 x 3.90)  
Vinyl flooring, carpet stairwell to first floor, door to right leads into sittingroom.

**Kitchen-Dining** 12'4 x 3'7 (3.78 x 3.04)  
Tiled floor, fitted kitchen units at floor and eye level, tiled between units, Indesit oven, 4 ring hob and extractor fan, Large oil stove, patio door out to side of house, French doors into sittingroom and door out to utility room.



*Kitchen and Sitting Room*

**Sitting Room** 12'3 x 9'4 (3.74 x 2.86)  
Timber flooring, open fire with feature brick fireplace (back boiler) French doors into kitchen

**Utility** 7'01 x 8'6 (2.13 x 2.62)  
Vinyl flooring, door leading to back yard.

**Shower Room** 5'86 x 7'01 (1.78 x 2.14)  
WHB, WC and Shower, Vinyl flooring, tiled around shower area.



*Entrance Hallway and Sitting Room*

**FIRST FLOOR**

**Bedroom 1** 7'08 x 10'04 (2.15 x 3.06)  
Carpet flooring, built-in wardrobe, situated to the rear

**Bedroom 2** 12'3 x 14'5 (3.75 x 4.41)  
Carpet flooring, built-in wardrobes with vanity unit, situated to the front



*Bedroom 1 & Bedroom 2*

**Bedroom 3** 9'6 x 12'7 (2.92 x 3.87)  
Carpet flooring, built-in wardrobe, situated to the front

**Bedroom 4** 9'9 x 13'4 (3.01 x 4.08)  
Carpet flooring, built-in wardrobes

**Bathroom**  
WHB, WC and Bath, vinyl flooring, walls fully tiled.

**Landing** 15'2 x 3' (4.63 x 0.91)



*Landing & Bathroom*