

# 45 St. Kieran's Crescent, Kilkenny.

## R95 F7X4

**For Sale By Private Treaty**



Nicely presented end of terrace residence, with walled in garden front and rear, not overlooked. Accommodation comprises of entrance hallway, kitchen-dining, living room on the ground floor with 3 bedrooms and bathroom on 1<sup>st</sup> floor.

Ideal starter / investment home.

**GUIDE PRICE : €235,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING : ~

### GROUND FLOOR

**Entrance Hallway** 6'03 x 13'02 (1.8 x 4')  
Laminate timber flooring, carpet stairwell, built-in storage underneath stairwell.

**Sitting Room** 11'004 x 15'06 (3.4 x 4.6)  
Laminate timber flooring, cast iron fireplace with tile and timber surround, opening into dining area.

**Kitchen-Dining** 13'06 x 12'01 (4 x 3.7)  
Excellent kitchen space with units at floor and eye level, tiled backsplash, breakfast counter. Note : appliance are not included in sale

### FIRST FLOOR

**Bedroom 1** 13'09 x 10'06 (4 x 3.1)  
Laminate timber flooring, overlooks front garden

**Bedroom 2** 7' x 8' (2.1 x 2.4)  
Laminate timber flooring

**Bedroom 3** 12'06 x 10' (3.7 x 3.1)  
Laminate timber flooring.

**Bathroom** 7'06 x 5'08 (2.1 x 1.5)  
WHB, WC and Bath with Triton T90z, tiled floor and tiles on wall.



### SERVICES

- Gas fired central heating
- Mains water and Mains sewerage

### FEATURES

- Very tastefully presented throughout
- Walled in front and private rear garden
- A “cooks” kitchen – thought went into planning this kitchen, with excellent storage / layout.

BER RATING

C2

Ber No : 113909121



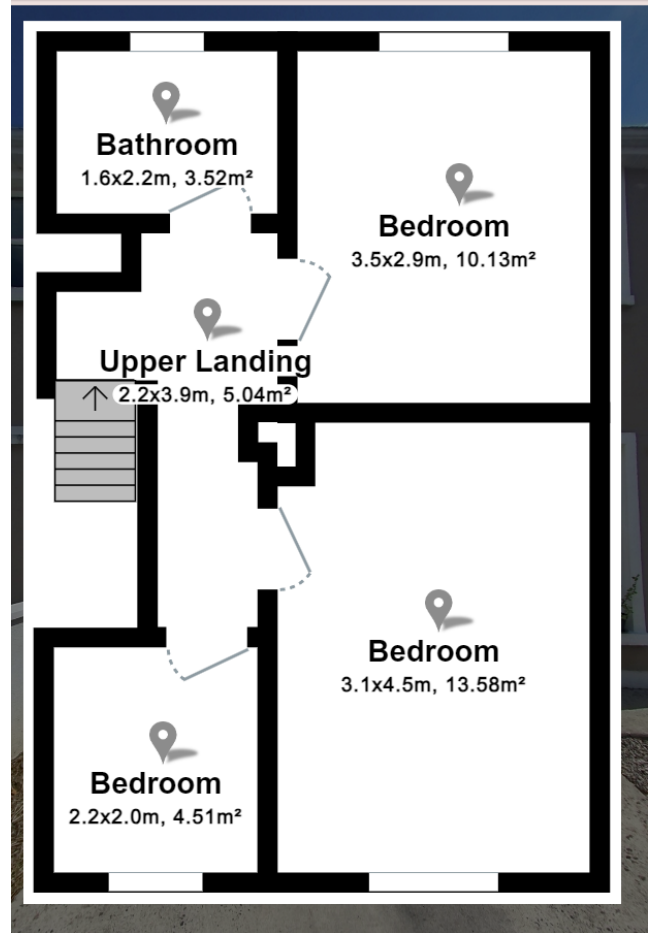
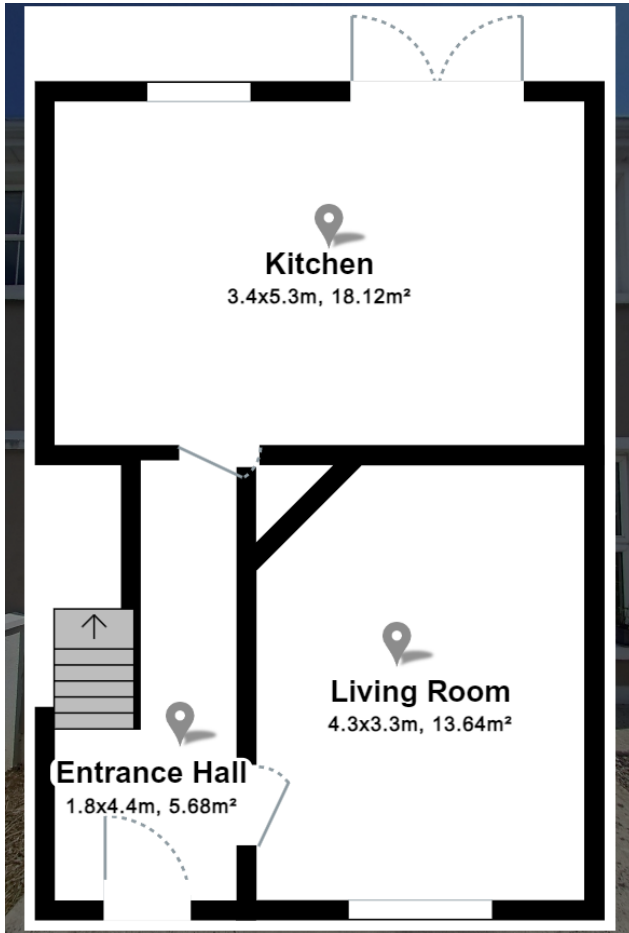
## DIRECTIONS

This property is located off the Hebron Road, only a stone's throw from O'Loughlin Gaels and Nowlan Park GAA grounds. Within walking distance of all services and amenities.

From our office on John Street, continue up the street to the traffic lights going straight through, taking the 2<sup>nd</sup> exit onto Hebron Road, continue past Nowlan Park to the next round about, taking 2<sup>nd</sup> exit and a few 100 yards over take a left in by the grave yard, continue up towards the top of this road and the entrance to St. Kieran's Crescent is on the left, follow the road round to No.45 where our For Sale sign is displayed.

## FIRST FLOOR IMAGES





Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.