

SERVICES

- Oil fired central heating
- Telephone & ESB
- Septic Tank
- Own well

FEATURES

- 6 bedroom house – option to use down stairs bedrooms as additional living room
- Fantastic site with gravel driveway up and around the house
- Two bathroom's and a toilet off utility

LOCATION / DIRECTIONS

- 4km from Paulstown village
- 5km to Motorway
- 20mins to Kilkenny City
- 15 minutes to Carlow

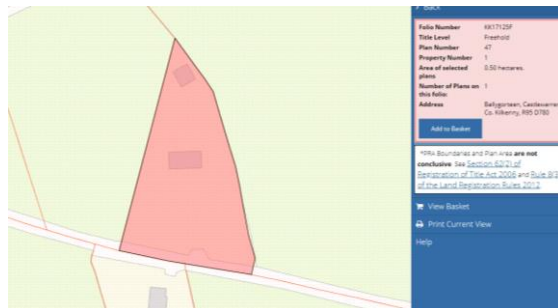
AREA 2206 sq ft / 205 sq m

SITE AREA 0.50 hectares / 1.23 acres

EIRCODE R95 D780 (Co-ordinates : 52° 41' 31"N / 7° 4' 39"W)

BER RATING C1 No. 103460119

LOCATION 4km from the village, 5 mins drive to the motorway.



BALLYGORREEN, CASTLEWARREN, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



Deceptively spacious dormer style residence extending to c.205 sq m / 2206 sq ft internal measurement with accommodation comprising of entrance hallway, kitchen-dining, sittingroom, utility, 3 bedrooms and bathroom on ground floor with 3 bedrooms and shower room on first floor. Built in 1998. Fantastic elevated site with gravel driveway up to the house, lawns to front, sides and rear with large shed / yard to rear.

GUIDE PRICE : €300,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 15'02 x 10'08 (4.57 x 3.07)
Porcelain Tiled Floor. Carpet Stairway to First Floor.

Kitchen 13'03 x 11'07 (3.97 x 3.37)
Kitchen units at floor and eye level. Recessed lighting. Backsplash between units. Includes electric cooker and electric fan overhead, dishwasher. Tiled flooring. Beko chest fridge.



Utility 8'06 x 7'07 (2.45 x 2.15)
Tiled floor. Back door leading out to garden.

Toilet 7' x 2'10 (2.13 x 0.64)
WHB+WC. Fully tiled floor to ceiling.

Dining Room 12'11 x 11' (3.69 x 3.35)
Electric heater. Patio door.

Sitting Room 13' x 14'09 (3.96 x 4.29)
New carpet flooring. Brick fire place. 2 windows looking out onto the garden.



Bedroom 1 13'10 x 11' (3.99 x 3.35)
Carpet flooring

Bedroom 2 11'07 x 13'10 (3.37 x 4)
Timber flooring.

Bedroom 3 15'04 X 10' (4.58 x 3.05)
Timber flooring

Bathroom 6'01 X 11'01 (1.83 x 3.35)
WHB+WC. Fully tiled bathroom floor to ceiling. Bathtub. Triton Shower.



FIRST FLOOR

Bedroom 4 15'08 X 14'11 (4.60 x 4.30)
Carpet flooring. Built in wardrobes.

Bathroom 6'08 X 4'11 (1.85 x 1.25)
WHB + WC

Bedroom 5 8'11 X 8'09 (2.47 x 2.46)
Carpet flooring.

Bedroom 6 15'08 X 9'08 (4.60 x 2.76)
Carpet flooring.

