



BER RATING F

This mid-terraced property has been well maintained by it's previous owner, located on a busy stretch of road, but has parking to rear. Located within walking distance of all amenities and just off the ring road, giving easy access to / from all routes. Loads of scope with this property, habitable as is just needs a little modernisation.

10 LEGGETTSRATH, KILKENNY.

For Sale By Private Treaty



Three bedroom mid-terraced street side residence with front and rear garden, access to the rear from a laneway to the right of the adjoining house. Accommodation includes entrance hallway, kitchen, sittingroom and bathroom on the ground floor with 3 bedrooms on the first floor. Numerous small out-buildings to the rear with garage giving access to back entrance.

Guide Price : €150.000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway 6'04 x 4'10 (1.84 x 1.25)
Carpet flooring with carpet on stairwell to first floor accommodation

Kitchen 5'11 x 12'01 (1.56 x 3.66)
Kitchen units at floor and eye level, includes electric cooker & under counter fridge, door leading out to bathroom and also door to porch / rear of property



Sitting Room 9'08 x 11'10 (2.77 x 3.38)
Carpet flooring, cast iron fireplace

Bathroom 6'01 x 6'05 (1.83 x 1.84)
WHB, WC and Shower (off mains), Vinyl flooring with cladding on walls.



Rear porch 7'01 x 2'08 (2.13 x 0.63)

FIRST FLOOR

Bedroom 1 13'03 x 10'06 (3.97 x 3.06)
Carpet flooring, small cast iron fireplace



Bedroom 2 8'02 x 7'07 (2.44 x 2.15)
Carpet flooring

Bedroom 3 10'06 x 7'10 (3.06 x 2.16)
Carpet flooring, cast iron fireplace



OUTSIDE

Numerous outbuildings to rear with garage to end of yard with gated access to rear of site. Slabbed patio area from back door

SERVICES

- Oil fired central heating
- Telephone & ESB
- Mains water & sewerage