

## For Sale

### Ballintlea, Ballynooney East, Mullinavat, Co. Kilkenny



Detached two storey property comprised of C.165 Msq. on an established site of c. 0.5 acres in a quiet rural setting with uninterrupted views of the surrounding countryside. The property is ideally located only c.2 kms from Waterford/Dublin M9 motorway, c.17 km from Waterford city, c.36 kms from Kilkenny City and c.2 kms from Mullinavat Village with all amenities on offer including shops, church, post office, a mixed national school with the convenience of the school bus passing the front gate. The property comprises of entrance hall, living room, kitchen/dining room, utility and downstairs wc, whb and shower. First floor consists of master bedroom with en-suite, three generous sized bedrooms and main bathroom. The property has the benefit of oil fired central heating, double glazed windows throughout, a large detached garage, mature gardens and patio area to the front. Viewing is by appointment only with sole agents, DNG Thomas Reid Auctioneers 051 852233.

**BER: No. 108622739**

**Asking Price €240,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

1.5 x 4.1

With tiled flooring and red deal staircase

### **Living Room**

4.1 x 5.6

With solid walnut wooden flooring. Curtains to windows. Cast iron fireplace with solid fuel stove

### **Kitchen/Dining Room**

4.9 x 8.7

With porcelain tiled flooring. Solid Pine kitchen units with granite worktop, integrated electric hob, and fridge. Blinds to window. Double French doors leading to patio area to the front of the property.

### **Utility Room**

2.4 x 2.3

With tiled flooring. Built in units.

### **Downstairs Shower room**

1.2 x 2.4

With tiled flooring, WC, WHB and Triton T90 Shower

### **Stair and Landing**

5 x 3.1

Carpet flooring.

### **Master Bedroom**

3.2 x 4.1

With red deal flooring, curtains to window.

### **En Suite**

1.1 x 2.4

With red deal flooring, WC, WHB and Triton T90 Shower

### **Bedroom 2**

3.4 x 3.2

With red deal flooring. Curtains to window.

### **Bedroom 3**

2.4 x 3.9

With red deal flooring. Curtains to window.

### **Bedroom 4**

3.3 x 2.2

With red deal flooring. Curtains to window.

### **Main Bathroom**

2.4 x 2.5

Tiled walls and flooring, WC, WHB and corner bath.

### **Hot Press**

1.2 x 2.1

With floor to ceiling shelving for extra storage

### **Garage**

6.2 x 4.2

With concrete flooring, extra floored storage in roof space. Roller PVC door.

### **Garden**

The property is approached by a stone gravel driveway, patio area located off kitchen/dining room to the front overlooking a well maintained mature garden with shrubbery and mature trees.

### **Features**

Private well and water supply.  
Double glazed windows throughout  
Detached garage

**Heating:** Oil fired central heating

**BER:** Rating C3  
BER No. 108622739  
EPI: 219.38 kWh/m<sup>2</sup>/yr

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PSRA License No. 002015**









DORRIS NEWMAN (2009)

# DNG

THOMAS REID

**FOR SALE**

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