

#### SERVICES

- Mains Water
- Mains Sewerage
- Gas fired central heating
- Telephone & ESB

#### FEATURES

- 2 Parking Spaces to the front
- Walled in private garden to rear.
- Excellent living space
- End of row with side access
- Within walking distance of all city amenities.

#### SALE TO INCLUDE

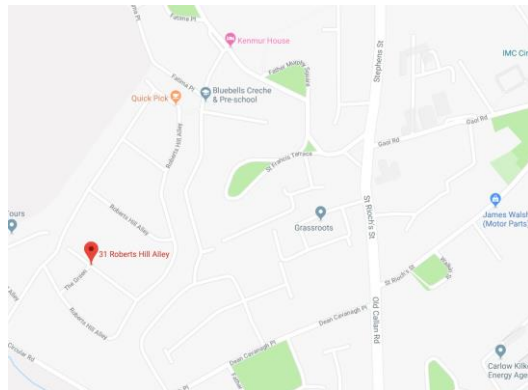
All carpets, curtains and light fittings.  
All kitchen appliances – fridge freezer, powerpoint range,  
dishwasher, washing machine  
All bedroom furniture – beds, wardrobes and lockers

#### BER RATING

C2 – No. 111406682

#### EIRCODE

R95 A6Y3



Location Map

## 31 ROBERTSHILL, CIRCULAR ROAD, KILKENNY. FOR SALE BY PRIVATE TREATY



Four bed semi-detached property, built in 2002, with accommodation over 3 floors. This property has been well maintained and is nicely presented throughout with excellent living space. Parking to the front for 2-3 cars, private walled in garden to rear. Located within walking distance of all city amenities.

**GUIDE PRICE : €195,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

**Entrance Hallway** 16'04 x 6'3 (4.48 x 1.92)  
Tiled floor, carpet stairwell to first floor accommodation.

**Kitchen/ Dining** 11'34 x 19 (3.45 x 5.79)  
Excellent open plan kitchen-dining-living area, with great kitchen storage units units at floor and eye level, tiled between units, integrated fridge freezer, Powerpoint range cooker with 5 ring gas hob and extractor overhead, dishwasher, patio door to the rear garden from the dining area, recess lighting, cornicing.

**Living Area** 16'9 x 12'6 (5.15 x 3.84)  
Semi-solid timber flooring, marble fireplace with timber surround (gas fire), cornicing, recess lighting.



### FIRST FLOOR

**Landing** 6'7 x 12'6 (1.88 x 3.84)  
Carpet flooring, hot press.

**Bathroom** 6'6 x 7'9 (2.01 x 2.40)  
WHB, WC and Bath with Triton TV8500 electric shower over bath. Tiled flooring.



<b>Bedroom 1</b>	11'6 x 12 (3.53 x 3.65)	Laminate Flooring
<b>Ensuite</b> shower area.	3'99 x 6'66 (1.18 x 2.01)	WHB, WC & Mira Shower, tiled around
<b>Bedroom 2</b>	9 x 11'4 (2.74 x 3.47)	Carpet flooring.
<b>Bedroom 3</b>	9'5 x 6'5 (2.89 x 1.98)	Laminate timber flooring



### SECOND FLOOR

<b>Bedroom 4</b>	11'6 x 10'6 (3.53 x 3.23)	Carpet flooring, Velux window.
<b>Ensuite</b>	7'8 x 10 (2.37 x 3.04)	WHB & WC, Vinyl flooring.

