

For Sale

Ballywairy, Glenmore, Co. Kilkenny



Bright and spacious detached three bedroom bungalow extending to c. 109 m.sq on a well appointed 0.47 acre site. Located 15km to Waterford City, 8km to the Waterford/ Dublin M9 motorway, 8km to New Ross, and 5km to Glenmore Village with access to all local amenities. The property is block build, constructed in the 1950's with the extension of kitchen/dining room added in 2002. The property is well maintained with the benefit of double glazed windows and doors throughout and gas fired central heating. The attic space has been floored providing extra storage and is accessed via a Stira stairs located in the hallway. This property comprises of an entrance hall, living room, kitchen-dining room, 3 bedrooms and family bathroom. For further information please contact sole selling agents DNG Thomas Reid on 051-852233

BER: No. 103297248

Asking Price €170,000

PSRA Registration No. 002015

Accommodation

Entrance Hall With tiled flooring and pine ceiling	7.3 x 1.0
Living Room Solid wood flooring, cast iron fireplace with wood surround, pine ceiling and curtains to windows.	4.7 x 3.2
Kitchen/Dining Room Tiled flooring to kitchen and solid wood flooring to dining area, Pine fitted kitchen with electric hob and oven, pine ceiling throughout, French doors to side and back door to rear of property, curtains to windows. Solid wood flooring, French doors to side of property. Blind and curtains to window.	7.1 x 3.7
Bathroom Tiled floor to ceiling. Triton T80si shower over bath, w.c. and w.h.b.	2.4 x 1.9
Bedroom 1 Laminated wood flooring, fitted wardrobes, blinds and curtains to window.	3.1 x 4.5
Bedroom 2 Carpet flooring, curtains to window.	2.8 x 4.1
Bedroom 3 Laminated wood flooring, curtains to window	2.8 x 2.5
Hot Press Wood flooring	2.7 x 1.0
Garden	Drive way to the front and garden to rear extending to c. 0.47 acres in need of landscaping and improvements.
Heating:	Gas Central Heating
BER:	Rating D2 BER No. 103297248 EPI: 276.43 kWh/m ² /yr

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

DNG Thomas Reid Auctioneers PSRA License No. 002015





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FOR SALE

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