

24 Grove Terrace, Ballyragget, Co. Kilkenny. R95 C8D8



BY PRIVATE TREATY

Introducing a nicely maintained two-storey mid-terrace street side property featuring a walled in driveway to the front with an enclosed yard and large walled in garden to rear. Accommodation includes entrance hallway, kitchen, livingroom, toilet and bedroom on ground floor with 2 bedrooms and bathroom on first floor.

Situated on the Kilkenny side of Ballyragget, this property is within walking distance of all local amenities. Conveniently located just 17km North of Kilkenny city, 9km Durrow, 10.5km Castlecomer.

The property is equipped with oil-fired central heating, mains water and mains sewerage.

BER **C3**



GUIDE PRICE : €195,000

ACCOMMODATION

Entrance Hallway	3.0ft x 6.0ft / 0.91m x 1.8m	Laminate timber flooring; stairwell leading to first floor, bedroom to left and living room to right.
Living Room	11.10ft x 11'07ft / 3.4m x 3.4m	Laminate timber flooring, fireplace with solid fuel stove with marble hearth.
Kitchen-dining	10.10ft x 8.05ft / 3.1m x 2.5m	Kitchen units at floor and eye level, tiled between units, includes Belling oven and 4 ring hob; Hoover washing machine; Beko Fridge freezer, storage underneath stairs, door leading to the rear hallway/ toilet / outside.
Toilet	8.01ft x 3.01ft / 2.4m x 0.9m	WHB, WC; tiled floor and tiled 1/2 way up walls.
Bedroom 1	11.09ft x 6.10ft / 3.4m x 1.9m	Laminate timber flooring

First Floor

Landing	10.05ft x 5.07ft / 3.1m x 1.5m	Timber flooring, hotpress, and access to the attic
Bedroom 2	11.05ft x 10.01ft / 3.4m x 3.1m	Laminate timber flooring
Bedroom 3	12.01ft x 11.08ft / 3.7m x 3.4m	Laminate timber flooring
Bathroom	7.05ft x 10.04ft / 2.1m x 3.1m	WHB, WC & Bath with Triton Novel sr shower, nicely tiled floor to ceiling.

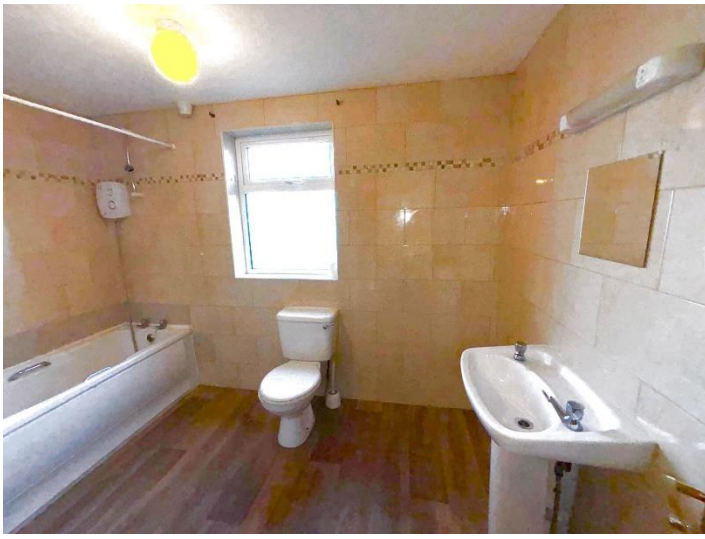


FEATURES

- 3 Bed; 2 Bath
- Well maintained and nicely presented throughout
- Within walking distance to all village amenities
- Street side property with driveway to front, enclosed yard and lawn to rear.

SERVICES

- Oil fired central heating
- Mains water and mains sewerage



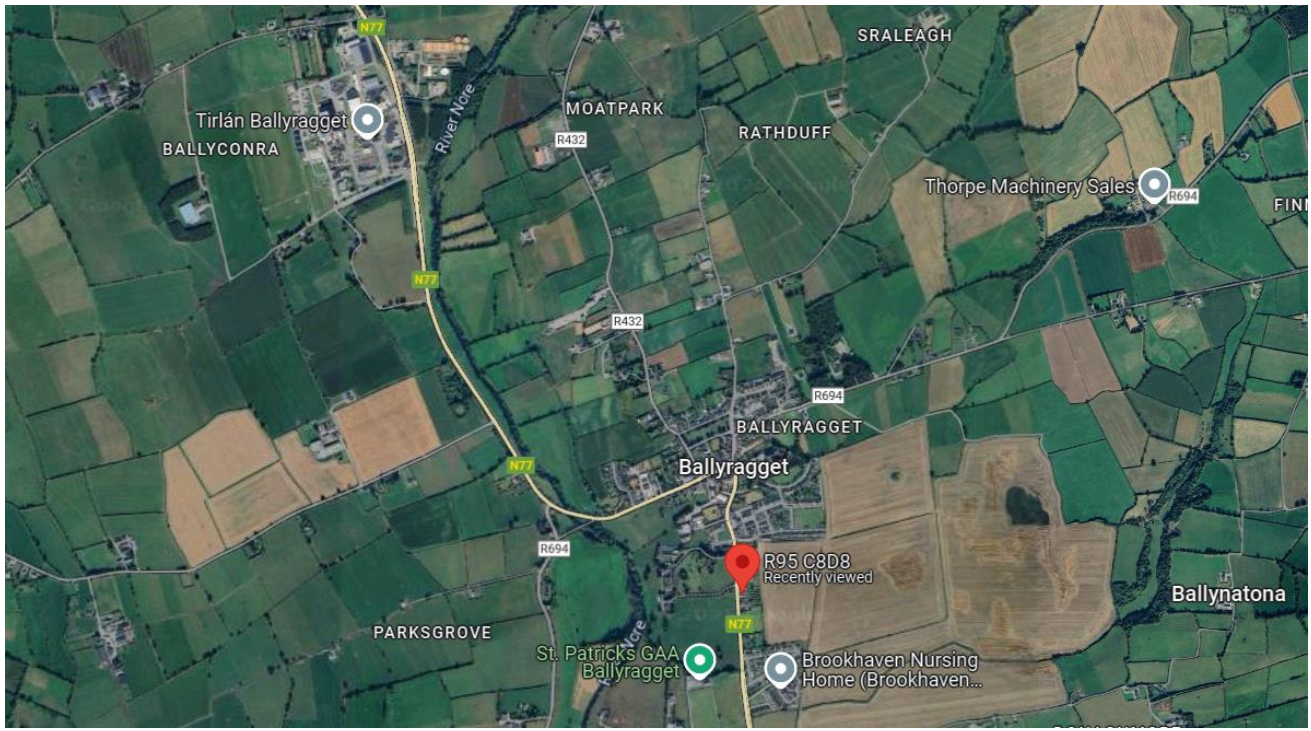
BER C3

Ber No : 108655226

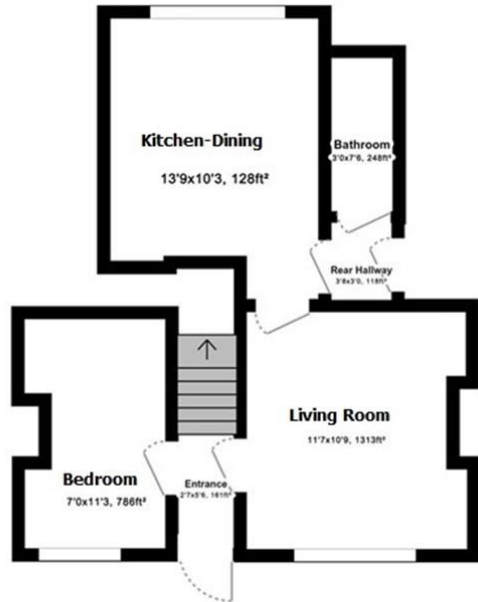


DIRECTIONS

This property is situated on the Kilkenny side of Ballyragget, c.17km north of Kilkenny city; 9km from Durrow, 10.5km from Castlecomer. Located within walking distance of all village amenities / schools / sporting facilities / shops etc.

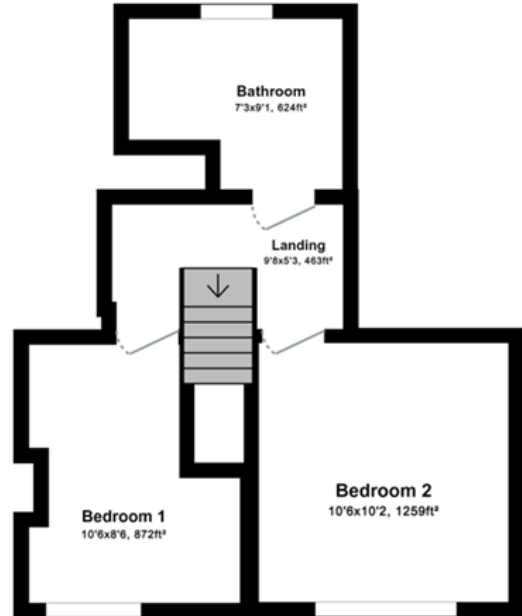


Location Map – Red Pin Point!



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor

Negotiator : Pat Gannon MIPAV

Viewing : By Appointment Only

Guide Price : €195,000

Size : 80.3m sq / 865 sq ft (internal)

BER : C3 (BER No. 108655226)

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.