

These properties were built in 1937, the current owner purchased this in 2000. Located just a few yards up from Fresco's, pharmacy and hairdresser with a petrol station across the road, this is an ideal location. Vehicular access to the rear is via a slip road a few houses up. There is a walled in garden to the front, maintenance free, double glazed windows throughout. The attic is converted and used as a dressing room off the main bedroom.

#### SERVICES

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

#### SALE TO INCLUDE

- Stanley oil cooker in kitchen
- Electrolux oven
- 4 ring gas hob and extractor fan
- Fridge Freezer

#### OUTSIDE

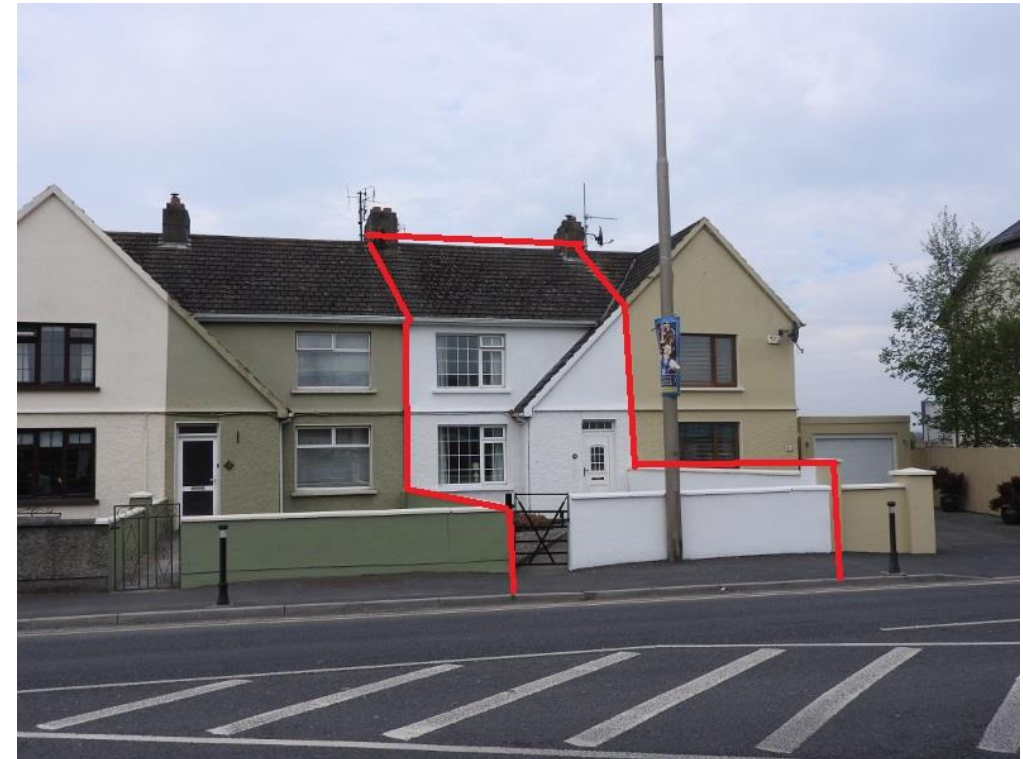
- Walled in yard to rear with gated vehicular access to a concrete yard.
- Large workshop with access through to garden at rear, also side access to rear garden. The washing machine is plumbed here and the Oil tank is housed in the shed.
- Large long narrow garden / lawned area to rear – very private.

BER RATING E2



## 2 LEGGETTSRATH, KILKENNY.

For Sale By Private Treaty



Three bedroom extended mid-terraced residence with a large walled in yard and garden to rear with vehicular access. Accommodation comprises of entrance hallway, kitchen, sittingroom and bathroom on the ground floor with 3 bedrooms on the first floor. O.F.C.H.

**GUIDE PRICE : €175,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:

### GROUND FLOOR:-

#### Entrance Hallway 24'2 x 6'6 (7.37 x 2.01)

Tiled floor, stairs to first floor accommodation, door to left leads into the sittingroom, kitchen and bathroom straight on...



#### Kitchen 13'2 x 13'9 (4.02 x 4.23)

Kitchen units at floor and eye level, tiled between units, includes Stanley Oil Cooker, Electrolux electric oven with 4 ring gas hob and extractor fan overhead, fridge freezer also included. Door leading out to walled in yard / garden to rear.

#### Sitting Room 9'8 x 15'5 (2.98 x 4.72)

Laminate flooring, cast iron fireplace with timber surround.



#### Bathroom 5'9 x 9'6 (1.78 x 2.92)

The bathroom is tastefully tiled floor to ceiling. WHB, WC and Bath with Gainsborough electric shower.

### FIRST FLOOR : -

#### Landing

8'4 x 3'11 (2.56 x 0.94)

Carpet on stairs and landing.

#### Bedroom 1

10'9 x 10'9 (3.3 x 3.3)

Timber flooring, access to walk in wardrobe and stairs leading to dressing room.



#### Dressing Room (Attic)

8'11 x 12'8 (2.47 x 3.90)

Carpet flooring, 2 velux windows.

#### Bedroom 2

10'7 x 8'11 (3.2 x 2.47)

Timber flooring



#### Bedroom 3

8'4 x 7'2 (2.5 x 2.19)

Timber flooring

