

47 Glenvale, Ballyragget, Co. Kilkenny.

R95 YY16

For Sale By Private Treaty



We are delighted to offer this beautifully presented two-storey detached home with accommodation comprising of entrance hallway, kitchen-dining, utility, livingroom, guest bathroom and 2nd reception / bedroom on the ground floor with 4 bedrooms, 1 ensuite and main bathroom on the first floor.

GUIDE PRICE : €350,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway

6'2 x 22'9 (1.9 x 7)

Grey laminate timber flooring with stairwell to first floor, left leads to sitting-room and kitchen / guest bathroom straight on.



Sitting Room

20'11 x 14'7 (6.13 x 4.5)

Large bright sitting room, timber fireplace with a solid fuel stove, French doors lead to dining area.

Kitchen

15'6 x 9'2 (4.8 x 2.8)

Units at floor and eye level, tiled between units, wooden worktop, tiles on floor, open plan with dining area and door leads to utility room.



Dining Area

(13'02 x 12'6 (4 x 3.8)

Grey laminate timber floor, double doors lead out to back garden

Utility Room

5'2 x 9'2 (1.6 x 2.8)

Plumbed and includes Hoover washing machine & dryer, tiles on floor, door leads out to side of house.



Guest toilet

4'6 x 4'7 (1.4 x 1.4)

WHB & WC, lovely tiled floor and timber paneling 1/2 way up walls.

Reception 2 / Bedroom

8'8 x 17'1 (2.7 x 5.2)

Grey laminate timber flooring, door leads out to front patio / driveway.

Landing

10'7 x 9'3 (3.3 x 2.8)



Bedroom 1

9'2 x 9'5 (2.8 x 2.9)

Situated to rear of house, Laminate timber flooring

Bathroom

5'6 x 7'4 (1.7 x 2.3)

WHB, WC and Bath, tiles on floor and cladding around the bath and WHB.



Bedroom 2

11'8 x 13'6 (3.6 x 4.2)

Laminate timber floor, to rear of house also.

Bedroom 3

15'2 x 12'5 (4.6 x 3.8)

Main bedroom to the front, Grey laminate timber flooring, built-in wardrobes full length of back wall. Door to ensuite.

Ensuite Bathroom

3'9 x 9'2 (1.2 x 2.8)

WHB, WC and Shower with Triton T90sr. Tiles on floor with cladding on walls.



Bedroom 4

8'3 x 8'7 (2.54 x 2.7)

Laminate timber flooring, built-in wardrobes.



SERVICES

- Oil fired central heating
- Mains water and sewerage
- Car charging point outside

FEATURES

- 4-5 Bedroom Detached home, 3 Bath
- Cobblelock driveway to front with ample parking for 3 cars.
- Situated within walking distance of all village amenities
- Large walled in garden to rear and not overlooked.

LOCATION :

Glenvale is a popular development located on the edge of the village, Kilkenny side of Ballyragget, just 17km North of Kilkenny city. Only 10 minutes drive to Castlecomer, 7-8 mins drive to Durrow – Dublin / Cork Route. No. 47 is situated in the middle of the estate with a large green area down to the right of the property.

BER : C3
BER NO : 111887592



Viewing Strictly By Appointment Only!

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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.