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PAT
GANNON 

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Licence No: 003442

Auctioneer Valuer Estate Agent

4 Fairgreen, Ballyragget, Co. Kilkenny. R95 AY76

For Sale By Private Treaty



Sale of two-storey semi-detached residence extending to c.1450 sq ft nicely located opposite the green within walking distance of all village amenities. Accommodation includes entrance hallway, kitchen-dining, utility, WHB & WC and sittingroom on the ground floor with 3 bedrooms, 1 ensuite and bathroom on first floor. BER ____

Guide Price : €275,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway 7'11 x 6'07 (2.2 x 1.8) & 6'03 x 13'03 (1.8 x 4)
Tiles on floor, stairwell leads to first floor, WHB & WC underneath stairwell.

Sitting Room 17'01 x 16'09 (5.2 x 4.9)
Carpet flooring, cast iron fireplace with marble surround.

Kitchen-Dining 23'06 x 11'05 (7 x 3.4) includes Utility (9'10 x 4')
Tiles on floor, kitchen units at floor and eye level, tiled between units, includes Beko oven, 4 ring hob and extractor fan overhead. Free standing fridge freezer.

Utility 9'10 x 4' (2.8 x 1.2)
Tiles on floor, plumbed for and includes washing machine and dryer, built-in units overhead. Door leads to back yard / garden.

Downstairs Toilet WHB & WC, Tiles on floor



FIRST FLOOR

Landing 12' x 6'11 (3.6 x 1.7)
Timber flooring; Hotpress

Bathroom 8'11 x 7'05 (2.5 x 2.1)
WHB, WC and Bath. Tiled around the bath, timber flooring

Bedroom 1 13'11 x 11'02 (4 x 3.3)
Timber flooring, built-in wardrobes; ensuite bathroom

Ensuite Bathroom 8'04 x 4'04 (2.4 x 1.2)
WHB, WC and Shower, tiled around shower, timber flooring.

Bedroom 2 12'03 x 11'11 (3.7 x 3.4)
Timber flooring, built-in wardrobes

Bedroom 3 11'01 x 10'07 (3.3 x 3.1)
Timber flooring



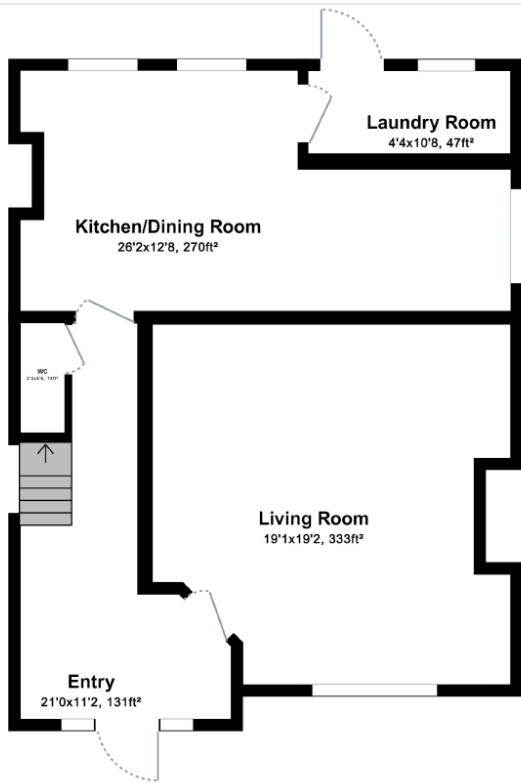


SERVICES

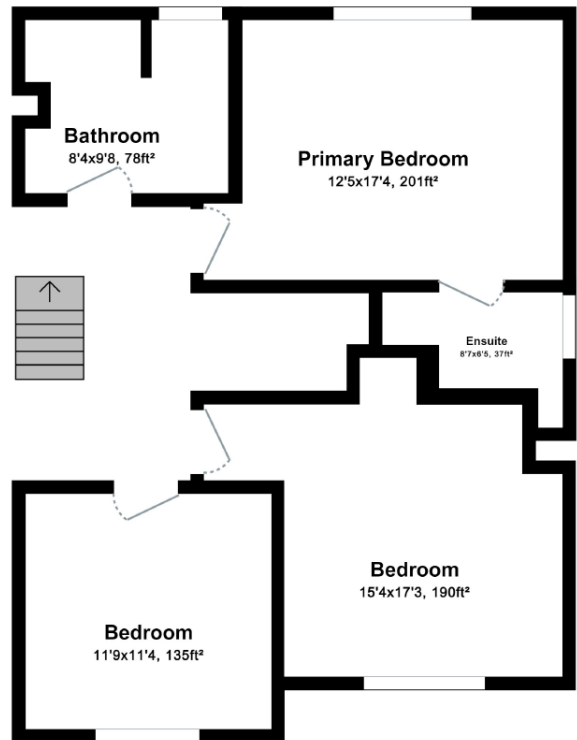
Oil fired central heating
 Mains water
 Mains sewerage

FEATURES

Excellent spacious home extending to 1450 sq ft
 Located on the green, within walking distance of all amenities – schools; shops; church
 Three Bed; Three Bathroom
 Walled in front and rear
 New boiler recently installed



For illustration purposes only. Not to scale.

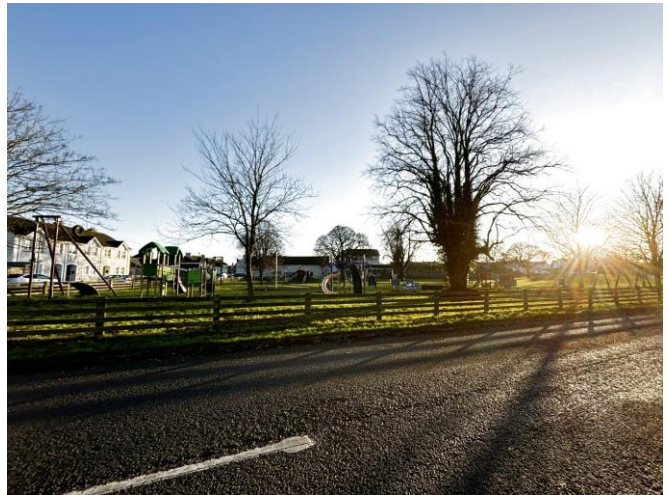


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FLOOR PLAN



REAR OF PROPERTY



GREEN TO FRONT OF HOUSE



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.