

## 15 LINTOWN DRIVE, LINTOWN HALL, KILKENNY. R95 H6W9

**For Sale By Private Treaty**



### **3 BEDROOM MID-TERRACE RESIDENCE**

Sale of two-storey terraced residence with accommodation comprising of entrance hallway, kitchen-dining, sittingroom and guest toilet on the ground floor with 3 bedrooms, 1 ensuite and bathroom on the first floor.

Driveway to the front and garden / patio area to the rear. Within walking distance of all amenities.

**GUIDE PRICE : €300,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING :**

**GROUND FLOOR**

**Entrance Hallway** 15'06 x 6'03 (4.6 x 1.8) Laminate timber flooring, carpet stairwell to first floor acc.



**Kitchen** 17'09 x 9'09 (5.2 x 2.8) Kitchen units at floor and eye level, includes electric oven, hob & extractor fan, washing machine and dishwasher. French doors lead to sittingroom and double doors lead to patio / rear garden. Tiles on floor.



**Sitting Room** 15'04 x 12'02 (4.6 x 3.7) Laminate timber flooring, cast iron fireplace with timber surround.



**Guest Toilet** 4'07 x 2'09 (1.2 x 0.6) WHB & WC, laminate timber flooring

## FIRST FLOOR

Landing 7' x 9'05 (2.1 x 2.7)

Carpet flooring, hot-press

Bedroom 1 11'05 x 9'05 (3.4 x 2.8)

Laminate timber flooring, built-in wardrobe

Bedroom 2 14'04 x 10'01 (4.3 x 3.1)

Laminate timber floor, built-in wardrobe



Bedroom 3 7'06 x 9'03 (2.1 x 2.7)

Laminate timber flooring.



Ensuite Bathroom 2'10 x 8'07 (0.6 x 2.5)

WHB, WC and Shower, Triton T80 electric shower



Bathroom 5'10 x 6'11 (1.6 x 1.9)

WHB, WC and Bath, Tiles on floor and tiled around the bath

## SERVICES

- Mains water
- Mains sewerage
- Gas fired central heating
- Fiber Broadband

## FEATURES

- 3 Bed, 3 Bath
- Driveway with gardens front and rear
- Well presented throughout
- Patio area to rear
- Built-in wardrobes in all bedrooms

## LOCATION

No.16 is nicely located in the estate, with pedestrian access onto the Johnswell Road. Lintown Hall is within walking distance of Lidl, Newpark Shopping centre and 15 mins walk to city centre. Also just off the ring road, giving easy access to / from all routes.



**BER (to follow)**  
**BER NO.**



*Viewing Strictly By Appointment Only*

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 All offers are subject to the property being unsold, let or withdrawn.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.