

## SERVICES

- Septic Tank; mains water; oil fired central heating; alarmed.

**SITE AREA** 0.81 Acres / 0.33 Hectares (Folio KK27989F)

## SALE TO INCLUDE

- All blinds, curtains, carpets and light fittings; all fixtures and fittings; kitchen appliances – electric cooker, chest fridge and washing machine in the garage

## FEATURES

- Wonderful site in a lovely rural location less than 1 km off the main Kilkenny / Callan road and only ½ km from the primary school at Cuffesgrange
- Laurel hedging with stone entrance to a tarmac drive up and around house
- Detached garage and shed to rear, mature lawn to front and sides

**BER RATING** To Follow

## LOCATION

Turn off the Kilkenny / Callan road at Cuffesgrange and drive up past the Church and Primary School – the property is only ½ km past the school on the right hand side – sign up!

- 7.5 km to Kilkenny City, 10 ½ km to Callan
- ½ km to primary school and less than 1km from main KK / Callan road.



# CHURCH HILL, CUFFESGRANGE, CO. KILKENNY. R95 CF90.

**FOR SALE BY PRIVATE TREATY**



Deceptively spacious detached dormer residence extending to c. 2,200 sq ft / 204 sq m with detached garage on a fabulous site, in a lovely rural location less than ½ km from the Cuffesgrange primary school. Tarmac driveway up and around the house, with mature gardens / lawn. Accommodation includes entrance hallway, kitchen, diningroom, sittingroom, sunroom, utility, ensuite bedroom and toilet on the ground floor with 2 double bedrooms, 1 ensuite and bathroom on the first floor.

**GUIDE PRICE : €330,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

#### **Entrance Hallway** 20' x 11'10 (6.09 x 3.38)

Bright spacious hallway with solid timber flooring, solid pine stairwell leads to the first floor accommodation.

#### **Kitchen** 15'10 x 15'06 (4.60 x 4.59)

Kitchen units at floor and eye level, tiled between units, includes electric cooker and extractor fan overhead, chest fridge, timber flooring. French doors into sittingroom, door to utility and hallway.



#### **Utility Room** 7'07 x 9'06 (2.15 x 2.76)

Units at floor level with tiled backsplash, houses the oil burner, door leads out to yard at rear.

#### **Sitting Room** 14'03 x 12'06 (4.28 x 3.68)

Solid timber flooring, cast iron fireplace with timber surround, tiled hearth with large solid fuel Stanley Stove, French doors into kitchen, sliding doors leading out to sunroom to the front of the house; cornicing.



#### **Sun Room** 14'09 x 11'09 (4.29 x 3.38)

Tiled flooring, timber panelled ceiling, sliding doors leading into sittingroom

#### **Dining Room** 16'02 x 14'10 (4.88 x 4.30)

Solid timber flooring, cast iron fireplace with timber surround; cornicing.

#### **Bedroom 1** 13'07 x 10'11 (3.98 x 3.08)

Carpet flooring, built-in wardrobes.



#### **Ensuite Bathroom** 9'03 x 3'06 (2.75 x 0.93)

WHB, WC and shower area with Triton T90 sr electric shower. Tiled around shower area. Carpet flooring.

#### **Toilet** 3'07 x 9'05 (0.94 x 2.76)

WHB & WC, carpet flooring

### FIRST FLOOR

#### **Bedroom 2** 15'05x 13'07 (4.59 x 3.98)

Large double room, walk-in wardrobe, carpet flooring.

#### **Ensuite Bathroom** 13'11 x 5'09 (4 x 1.55)

WHB, WC and Shower Area with Triton Shower, carpet flooring.



#### **Bedroom 3** 14'09 x 10'04 (4.29 x 3.06)

Carpet flooring, built-in wardrobes

#### **Bathroom** 9'05 x 9'01 (2.76 x 2.75)

WHB, WC and Bath, tiled backsplash and tiled around the bath, carpet flooring.

### OUTSIDE

Garage and shed attached to garage. Located to the rear of the residence with both roller and side door to garage, plumbed for and includes washing machine; WHB & WC.