

This property was built in the 1930's, extended to the rear in the early 1970's. It is an end of row property with large walled in yard to rear which could be opened up either from side / rear to park car. There is great potential to extend to the rear. This is a sought after area within walking distance of all city amenities, situated only 2-3 minutes walk from St. Canice's Cathedral. Choice of both primary and secondary schools within a 5-10 minute walk. Ayrefield Medical Centre only a 5 minute walk and numerous other facilities on your doorstep.

#### SERVICES

- Gas fired central heating
- Telephone & ESB
- Mains water and mains sewerage

BER RATING G



**Location Map**

## 9 ST. THOMAS SQUARE, KILKENNY.

**For Sale By Private Treaty**



Three bedroom semi-detached end of row bungalow in a sought after location, within walking distance of all city amenities. This property is in need of modernisation, and great potential to extend. Front garden and walled in yard to rear.

**Guide Price : €170,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING :-

### Entrance Hallway 6'8 x 3'3 (2.7 x 1.00)

Laminate timber flooring, doors leading into the two bedrooms and left into the sittingroom.

### Sitting Room 15'6 x 8'3 (4.75 x 2.43)

Laminate timber flooring, door leading into kitchen and bedroom.



### Kitchen 11'8 x 8'21 (3.56 x 2.50)

Tiled floor, kitchen units at floor and eye level, tiled between units, Tricity Bendix oven and 4 ring gas hob with extractor fan.



### Bedroom 1 6'7 x 6'1 (2.04 x 1.85)

Carpet flooring, built-in wardrobes



### Bedroom 2 11'4 x 7'8 (3.4 x 2.37)

Carpet flooring

### Bedroom 3 15'4 x 10'08 (4.69 x 3.07)

Carpet flooring

### Bathroom 5'3 x 7'9 (1.61 x 2.40)

WHB, WC and Shower with Triton T90si electric shower, fully tiled floor to ceiling.

