



**PRICE**

€285,000

**VIEWING**

Contact our office on 056-7796161 to arrange a viewing.

**Contact**

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PROPERTY PARTNERS

These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Buggy.



BER C2

**FOR SALE BY PRIVATE TREATY**

**30 Talbot's Court, Freshford Road, Kilkenny, R95 C3N8**

3 Bed Semi-Detached House - Total Floor Area: c. 111.47 m<sup>2</sup> / 1199.85 ft<sup>2</sup>

**AMV €285,000**



## DESCRIPTION

Property Partners Buggy are delighted to present for sale this three-bedroom, semi-detached property at Talbot's Court on the Freshford road in Kilkenny City.

No. 30 Talbot's Court is superbly located, being only a 15 minute walk from High Street in the heart of medieval Kilkenny City and all the amenities one would expect.

This bright and inviting home offers generous living space and comfortable well laid out accommodation in a practical "no wasted space" manner.

The ground floor accommodation consists of a welcoming hall, a living room with double doors leading to an open plan kitchen/dining room, with patio doors leading to a walled-in rear garden.

The sleeping accommodation upstairs consists of three good sized bedrooms, main bedroom with en-suite, and a main bathroom.

The front of the property is laid out with off-street car parking for up to two cars. To the side there is a gated entrance giving access to the rear of the property.

## ACCOMMODATION:

### Ground Floor:

Entrance Hallway 4.35 x 2.03 m

Living Room 4 x 5.3 m

Kitchen 4.15 x 4.1 / 2.4 x 2 m

Utility 1.8 x 1.6m

### First Floor:

Main Bedroom 3.9 x 4m

En-suite 1.6 x 1.9m

Bedroom 2 3.2 x 4.3m

Bedroom 3 2.6 x 3.2m

Main Bathroom 2 x 2.2m

## SERVICES

- Mains Water
- Mains Waste
- Gas Central Heating