



PRICE

€285,000

VIEWING

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

Contact

Kilkenny Office:

4 Watergate, Parliament Street, Kilkenny, R95 H6CF

T: 056 779 6161

M: 087 2299555

E: [buggy@propertypartners.ie](mailto:buggy@propertypartners.ie)

[www.propertypartners.ie](http://www.propertypartners.ie)

Portlaoise Office:

9 Market Square, Portlaoise, R32 YK6H

T: 057 860 6980

M: 087 2226833

E: [tbuggy@propertypartners.ie](mailto:tbuggy@propertypartners.ie)

[www.propertypartners.ie](http://www.propertypartners.ie)

PROPERTY  
PARTNERS

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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 medieival Kilkenny City and all the amenieties 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

