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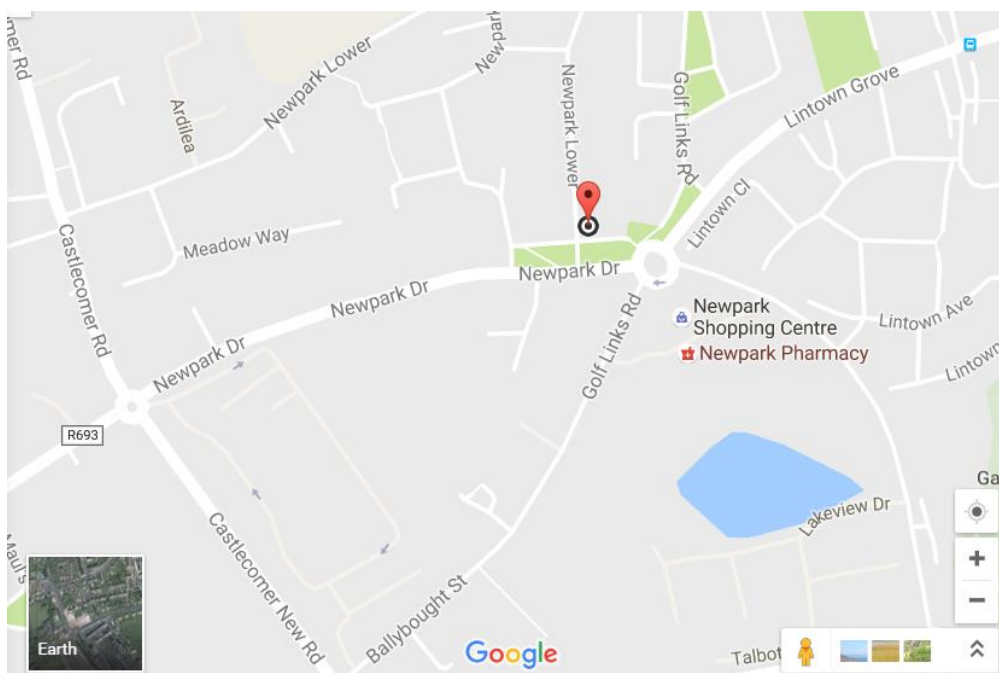
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**PAT
GANNON**

www.gannonauctioneers.com

Auctioneer Valuer Estate Agent



Location Map

LOCATION

This property is located within 2 minutes walking distance of the Newpark Shopping Centre, with Lidl and 5-6 minute walk and all other amenities too hand. Easily accessible to / from all routes, only minutes from the ringroad.

The train station is located at McDonagh Junction – about a 2-3 minute drive with daily buses & trains to / from Dublin / Waterford / Cork.

A choice of primary and secondary schools are within a few minutes walk / drive.

Excellent sporting grounds / facilities all within walking distance.

7A NEWPARK LOWER, KILKENNY.

For Sale By Private Treaty



Two bedroom end of row property built c.2010, with walled in yard front, side and rear with tarmac driveway, facing onto a green area, located within walking distance of all amenities. Nicely presented throughout, accommodation includes entrance hallway, kitchen-dining-living, WHB & WC on ground floor with 2 bedrooms and bathroom on the first floor.

GUIDE PRICE : €140,000

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 All offers are subject to the property being unsold, let or withdrawn.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

ACCOMMODATION COMPRISES OF THE FOLLOWING : -

GROUND FLOOR

Entrance Hallway 6'4 x 3'5 (1.95 x 1.06)
Tiled floor, carpet on stairs to first floor accommodation.

Kitchen – Dining – Living 14'01 x 15'5 (4.27 x 4.72)
Tiled floor, kitchen units at floor and eye level, tiled between units, includes Zanussi dish washer, Electric oven and 4 ring hob with extractor fan, recess lighting, doors to toilet, understairs storage and washing machine and door out to rear walled in yard.



Toilet 3.81 x 2.88 (1.16 x 0.87)
WHB & WC, tiled floor.

FIRST FLOOR

Bedroom 1 11'07 x 7'07 (3.37 x 2.15)
Laminate flooring

Bedroom 2 11'04 x 8' (3.36 x 2.43)
Laminate flooring



Bathroom 8'01 x 3'5 (2.43 x 1.06)
WHB, WC and Triton T90 electric shower, fully tiled floor to ceiling.

Landing 13'2 x 2'6 (4.02 x 0.79)
Carpet flooring, staircase to attic, hotpress and storage cupboard at top of the stairs.



Outside
Walled in yard front side and rear of property with gated access to the rear from side, garden shed included, slabbed yard to rear and tarmac driveway to the front.



SERVICES

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

SALE TO INCLUDE

- All carpets, curtains and light fittings
- All fixtures and fittings
- Kitchen appliances – dishwasher, electric cooker, hob & extractor fan, washing machine.

FEATURES

- Two bedroom property, nicely presented throughout
- Walled in yard to front, side and rear, with ample parking for 2-3 cars
- All amenities on your doorstep
- Ready to move into

BER RATING

- C1