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Auctioneer Valuer Estate Agent



Walled in yard to rear with small block built shed.

#### SERVICES

- Mains water & mains sewerage
- Oil fired central heating
- Telephone & ESB

#### SALE TO INCLUDE

- All carpets, curtains and light fittings
- Fridge freezer and electric cooker

## SAT NAV CO-ORDINATES

• To follow!

#### **BER RATING**

• To follow!

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 All offers are subject to the property being unsold, let or withdrawn.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

# 7 NEWPARK DRIVE, KILKENNY.

For Sale By Private Treaty



This is a 3-4 bedroom mid-terraced property in an ideal location within walking distance of all amenities. Accommodation comprises of entrance hallway, kitchen, sittingroom and bedroom on the ground floor with 3 bedrooms and bathroom on the first floor. Walled in yard front and rear. Oil fired central heating.

# **GUIDE PRICE : €170,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING :

# GROUND FLOOR

**ENTRANCE HALLWAY** 7'08 x 6'10 (2.15 x 1.86) Tiled floor, doors leading to kitchen and sittingroom, stairs to first floor accommodation

### KITCHEN

to follow

This is a single storey extension to the rear. Tiled floor, kitchen units at floor and eye level, tiled between units, includes Electric cooker, fridge freezer, plumbed for washing machine and dish washer. Door leading out to rear of property.



HALLWAY

8'09 x 3' (2.46 x 0.91)

**SITTINGROOM** Brick fireplace, laminate flooring 14'09 x 12' (4.29 x 3.65)



Kitchen & Sitting Room

#### **BEDROOM** Laminate flooring

8'09 x 5'03 (2.46 x 1.53)

# FIRST FLOOR

LANDING	5'11 x 2'11 (1.56 x 0.64)
<b>BEDROOM 1</b> Laminate flooring, tv point	14' x 8'7 (4.27 x 2.46)
<b>BEDROOM 2</b> Laminate flooring, tv point	9'02 x 9'02 (2.75 x 2.75)
<b>BEDROOM 3</b> Carpet flooring	13'06 x 10' (3.98 x 3.04)
<b>BATHROOM</b> WHB, WC and Triton T90 electric	6' x 4'10 (1.83 x 1.25) shower, tiled floor to ceiling