



*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!

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



*Kitchen & Sitting Room*

**BEDROOM** 8'09 x 5'03 (2.46 x 1.53)  
Laminate flooring

**FIRST FLOOR**

**LANDING** 5'11 x 2'11 (1.56 x 0.64)

**BEDROOM 1** 14' x 8'7 (4.27 x 2.46)  
Laminate flooring, tv point

**BEDROOM 2** 9'02 x 9'02 (2.75 x 2.75)  
Laminate flooring, tv point

**BEDROOM 3** 13'06 x 10' (3.98 x 3.04)  
Carpet flooring

**BATHROOM** 6' x 4'10 (1.83 x 1.25)  
WHB, WC and Triton T90 electric shower, tiled floor to ceiling