

The owners built this property c.12 years ago, extended an existing cottage. The old cottage has been striped / is ready for renovation – there is potential to extend the existing house / or use as an additional residence as it has independent access. This property is beautifully finished with old stone on the house and stables and boasts amazing views of the surrounding countryside.

#### SERVICES

- Dual heating system with both oil & solid fuel
- Telephone & ESB
- Septic Tank
- Own Water Supply & also Group Water Scheme
- Wired for Security Alarm with Zita Fire Alarm System in place

#### FEATURES

- Excellent bright spacious living accommodation
- Four double bedrooms
- Two bathrooms and ensuite
- Large balcony off landing
- Lovely court yard with access to the 4 stables, out-buildings and an arch leading to the rear garden.
- Tarmac laneway access just 100 yards in off main road

**BER RATING** D1

**TOTAL AREA** 2,920 SQ FT / 271 SQ M (Internal Measurement)

**CO-ORDINATES :** 52°42'53" N / 7°7'42" W

#### LOCATION / DIRECTIONS

This property is located c.7 miles from Kilkenny city. From Kilkenny, drive out the Johswell Road, passing out by the Pocke Golf Club on the left, continue out past cross roads and take the next turn to the right for Gowran, continue and follow the signs for Castlewarren, taking next left and a right (again it is sign posted for Castlewarren all the way) Our sign is at the end of the laneway on the right hand side.

## COOLGREANY, CASTLEWARREN, CO. KILKENNY.

**FOR SALE BY PRIVATE TREATY**



Four bedroom detached home with short laneway access from the main road, extending to c. 2,920 sq ft / 271 sq m internal measurement standing on c.7 acres with four stables, haybarn, yard and outbuildings. Accommodation comprises of entrance hallway, kitchen-dining-living area, utility, sittingroom, sunroom, 2 bedrooms and bathroom on the ground floor with 2 bedrooms, 1 ensuite, bathroom and large balcony on the first floor. Worthy of inspection!

**GUIDE PRICE : €295,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

#### Entrance Hallway 18'10 x 12'10 (5.81 x 3.68)

Solid timber flooring, stairs to first floor is the centre piece on entering, kitchen – living area to the right.

#### Kitchen 15'09 x 10'2 (4.6 x 3.10)

#### Living – Dining Area 25'03 x 12'08 (7.62 x 3.68)

Tiled floor in kitchen area, with units at floor and eye level, tiled between units, high timber panelled ceilings with two velux windows, feature brick fireplace with Rangemaster – 5 ring gas hob, extractor fan and electric oven, also included is the washing machine, dishwasher, electric cooker, free standing island to the centre. The living area has solid timber flooring with double doors leading to hallway, sittingroom and utility.



#### Sitting Room 26'10 x 16'03 (7.95 x 4.88)

Solid timber flooring, feature beams on the ceiling and brick fireplace with solid fuel stove, double doors leading to kitchen and also into the bright and spacious sunroom.

#### Sunroom 33'07 x 12'01 (10.07 x 3.66)

Porcelain tiled floor, French doors to rear garden. Brick feature walls to both ends and underneath the windows which are full length of room.



#### Utility 7'11 x 9'06 (2.16 x 2.76)

Tiled floor, built-in storage units. French doors leading out to court yard.

#### Bathroom 9'02 x 11' (2.75 x 3.35)

WHB, WC and Triton T90 Electric Shower, tiled floor and tiled around the shower area.

#### Bedroom 1 19'11 x 10'06 (5.82 x 3.06)

Carpet flooring

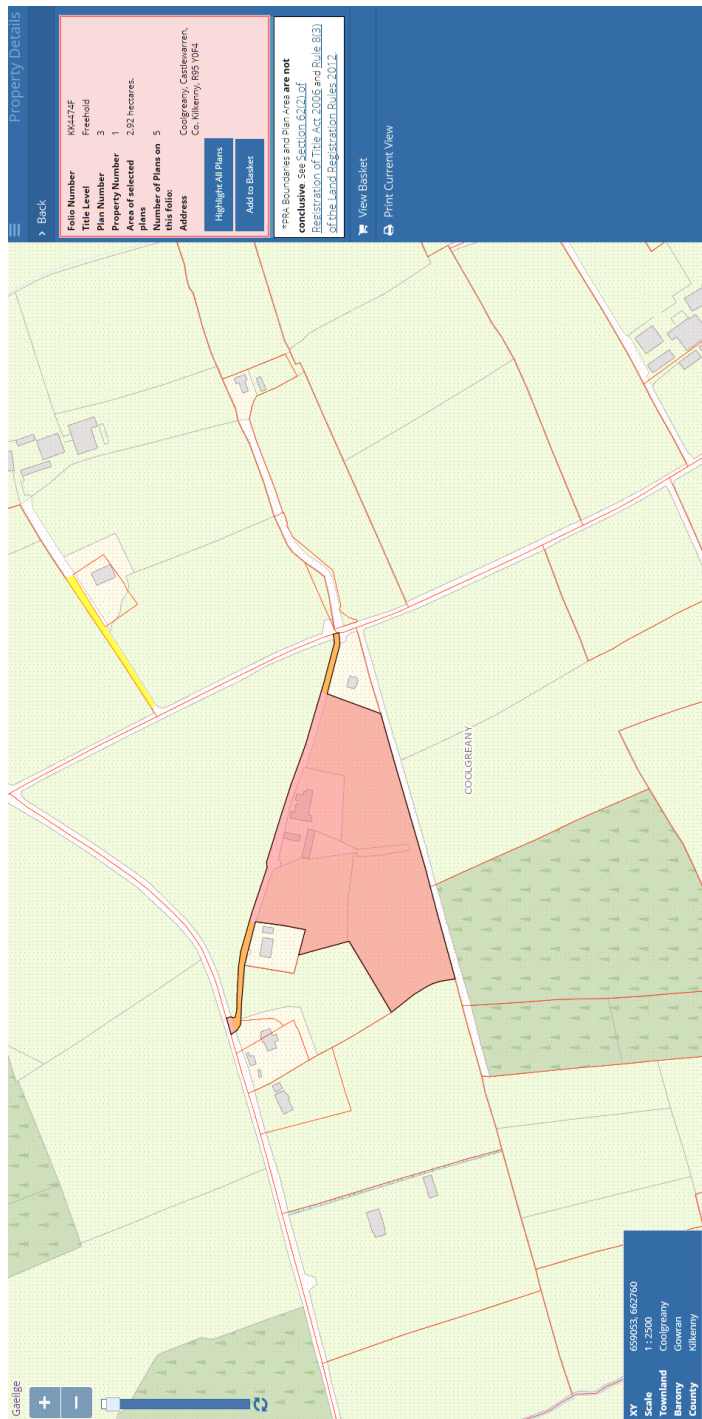


*Road from the right is where you will come from Johnswell / Kilkenny side and access is at the stone entrance with post and rail fencing up a tarmac laneway to the property*



*House from Google Maps*





## Bedroom 2

10'08 x 12'08 (3.07 x 3.68)

Timber flooring



## FIRST FLOOR

### Landing

11'04 x 18' (3.36 x 5.48)

Timber flooring, door leadings out to large balcony (over the sunroom), capturing all the sun and fantastic views of the wonderful countryside.

### Bedroom 3

11'10 x 17'11 (3.38 x 5.21)

Carpet flooring, 2 bay windows

### Ensuite Bathroom

5'10 x 12' (1.55 x 3.68)

WHB, WC and Shower Area (to be finished)



### Bedroom 4 (main bedroom)

18' x 16'08 (5.48 x 4.9)

Carpet flooring

### Walk in Wardrobe

9'11 x 5'06 (2.77 x 1.54)

### Bathroom

9'10 x 10'10 (2.77 x 3'07)

WHB, WC and Mira Shower, tiled floor and tiled ½ way up the walls.

## ORIGINAL COTTAGE

This was stripped into one large area with one room – so potential to renovate and include into existing house or as additional “granny flat” with independent entrance.

Total area extends to 725 sq ft / 67 sq m internal measurement.

