



**“Cois Airgeala”,
Ballyvoole,
Inistioge,
Co. Kilkenny.
R95 E436**

For Sale by Private Treaty



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24 Patrick Street,
Kilkenny.
T.056 777 0 888

fitzgeraldauctioneers.ie
sales@fitzgeraldauctioneers.ie
Licence No. 003943



Description

FitzGerald's are delighted to bring to the market "Cois Airgeala", a superb five-bedroom detached property set on a site of 0.52 acres (0.21 Ha). The property is located in the townland of Ballyvoole and is just 6km from the picturesque village of Inistioge and the Nore Valley.

"Cois Airgeala", is set on an elevated site and perfectly positioned to enjoy stunning views of the countryside and the Blackstairs mountains. The property which was built in 2002 has been architecturally designed with bright, well-proportioned rooms throughout and views of the surrounding countryside. Internally, the property is well presented and tastefully decorated throughout.

Ground floor accommodation comprises of an entrance hall, two bedrooms, a bathroom, living room and a large open plan kitchen dining area with a generous sunroom to the side overlooking the garden. There is also a utility room with built in units. First floor accommodation comprises of a further three bedrooms, one of which is currently in use as a home office and two double bedrooms both of which are ensuite, with one featuring a balcony overlooking the garden. The master bedroom is exceptionally bright and spacious.

The property is set back from the road and is approached via a gravel driveway. The gardens are beautifully maintained with flowerbeds and shrubbery. To the rear there is a large detached double garage, which is insulated and has electrics. There is also a toilet and boiler room. There is a further "Adman" steel shed providing additional storage.

This is a wonderful home and an opportunity to purchase a beautiful family home. Viewing is highly recommended to truly appreciate the potential of this property.



ACCOMMODATION

GROUND FLOOR

| | | |
|---------------|-------------|--|
| ENTRANCE HALL | 2.2m x 6.8m | with wood flooring and double hot press. |
| BEDROOM 1 | 4.0m x 3.4m | with laminate floor and 3 bay fitted wardrobe. |
| BATHROOM | 3.7m x 2.3m | with tiled floor, ½ tiled walls, corner bath, shower, wc and whb. |
| BEDROOM 2 | 3.7m x 3.4m | with laminate floor, 2 bay fitted wardrobe with drawer unit. |
| UTILITY | 3.0m x 2.4m | with tiled floor, sink, plumbed for washing machine and door to back garden. |
| TOILET | 0.9m x 1.7m | with tiled floor, wc and whb. |
| KITCHEN | 5.4m x 4.2m | with tiled floor, fitted kitchen units, island. |
| DINING ROOM | 3.8m x 3.5m | with wood flooring. |
| LIVING ROOM | 3.7m x 3.9m | with wood flooring, solid fuel open fire. |
| SUNROOM | 4.1m x 5.5m | with tiled floor and solid fuel stove. |

FIRST FLOOR

| | | |
|-----------|-------------|---|
| LANDING | 2.7m x 2.9m | with laminate floor. |
| BEDROOM 3 | 4.9m x 6.1m | with laminate floor, 2No. 4 bay wardrobe. |
| ENSUITE | 1.8m x 2.5m | with tiled floor and walls, shower, wc and whb. |
| BEDROOM 4 | 3.0m x 2.7m | with laminate floor. |
| BEDROOM 5 | 4.5m x 4.1m | with laminate floor, 5 bay wardrobe. |
| ENSUITE | 1.2m x 2.9m | with tiled floor and walls, shower, wc and whb. |

OUTSIDE

| | | |
|-------------------|-------------------------------|--|
| DETACHED GARAGE | 4.5m x 4.9m | with electric roller shutter door, insulated and with electrics. |
| TOILET | 2.0m x 1.0m | with wc. |
| BOILER ROOM | 3.0m x 1.2m | with oil fired boiler. |
| STORAGE SHED | 5.0m x 3.0m | Adman steel shed on concrete base. |
| TOTAL AREA | 215.15 m2 / 2,316 sqft | |

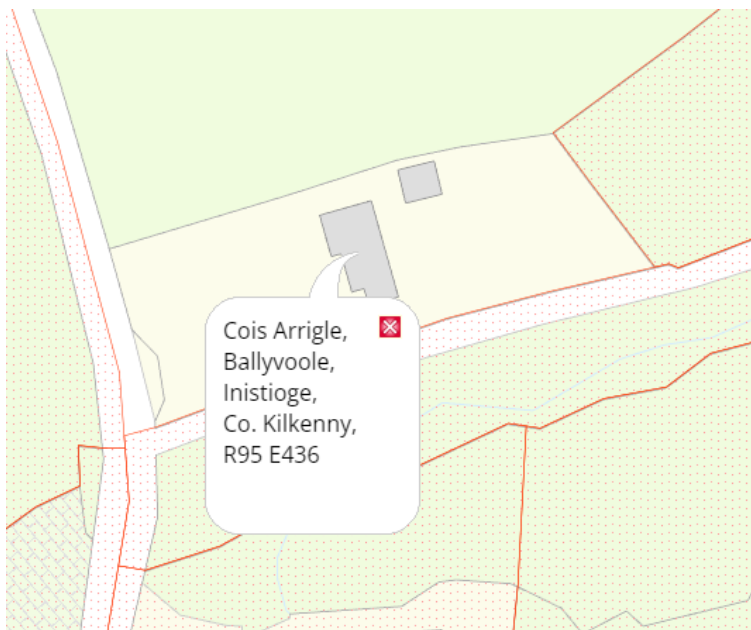


Outside

Entrance gates leading to a gravel driveway providing parking. Mature landscaped gardens to both the front and back. A detached block-built garage and an "Adman" steel shed.

Services

Private well, septic tank, electricity, telecoms, broadband, oil fired central heating, uPVC double glazed-windows.



GUIDE PRICE € 375,000



BER C1

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