



Railway House, Ballykeoghan, Kilmacow, Co. Kilkenny. X91YX88

For Sale

€295,000

Bedrooms: 3
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 133 sqm. /c.1,432 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Railway House is a charming two storey three bedroom country residence, located just outside Kilmacow on the old Dublin road. The property occupies a c. 0.65 acres elongated site with extensive gardens, a large tarmac driveway with mature planted beds. The property also offers a collection of beautifully restored stone outbuildings, with four separate spaces, all newly restored to include rewiring and reroofing with the original slate. These outbuildings would be ideal for storage, workshop and or a work from home space. The property is heated by a modern oil fired Stanley cooker, and all windows are double glazed. Accommodation comprises of entrance hall, living room, kitchen / diner, back hall with WC, sitting room, main bathroom, two large double bedrooms and one single. The property has been meticulously maintained and is in pristine condition throughout.

LOCATION

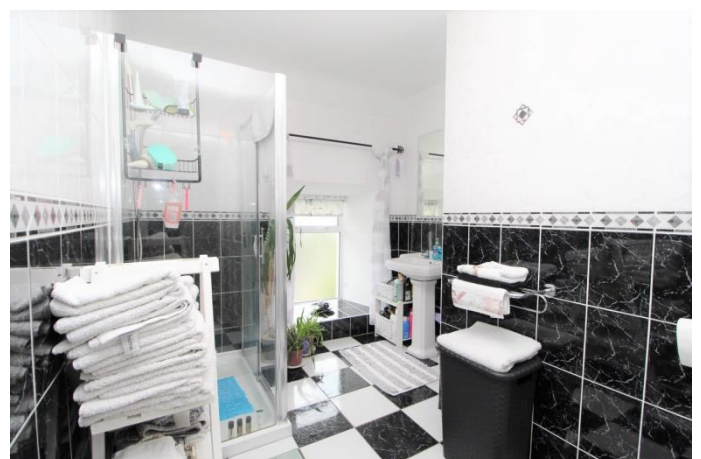
The property is located c. 4km outside Kilmacow Village on the old Dublin road (R448) c. 9 km from Waterford City and c. 5km from Mullinavat. The property is within easy reach of Waterford City and the M9 Waterford to Dublin motorway, with all other routes accessible from the Soutlink bridge and the N25 Waterford to Cork / Rosslare road.

ASKING PRICE €295,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Hall

Tiled flooring.

Kitchen/Diner 7.61 x 3.07

Tiled flooring throughout. Stanley cooker. Ground and eye level units with breakfast bar. Tiled splashback.

W.C. 1.39 x 1.23

Tiled flooring.

Sitting Room 4.25 x 4.32

Carpet flooring. Wood panelled ceiling. Cast iron fireplace with stone plinth. Curtains and roller blinds.

Living Room 3.83 x 3.42

Wooden flooring. Stone fireplace with built in stove. Curtains to window.

Stairs and landing in carpet

Bedroom 1 4.50 x 3.02

Wooden flooring. Extensive fitted wardrobes. Roman blinds to windows.

Bedroom 2 2.04 x 3.56

Wooden flooring. Fitted wardrobes.

Main Bathroom 3.52 x 2.38

WC, WHB, Shower. Tiled floors and walls to ceiling. Glass Shower enclosure. Electric shower unit.

Master Bedroom 4.38 x 4.89

Wooden flooring. Extensive fitted wardrobes. Curtains to windows.

GARDEN

Lawned gardens to the rear. Tarmacadam driveway to the front with mature planted beds. C. 0.65 acres site.

FEATURES

Beautifully presented and meticulously maintained three bedroom country residence

Double glazed windows throughout

Oil fired central heating (Modern Stanley Cooker)

Extensive stone outbuildings, sympathetically restored, re-roofed and rewired.

Second entrance to the rear

BER

Rating: D2

BER No.: 115022360

EPI: 285.41 kWh/msq/yr



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