

FEATURES

- An abundance of car parking spots available
- Main bedroom en-suite
- Immaculate condition throughout
- Sought after location within walking distance of all city amenities

SALE TO INCLUDE

- All carpets, blinds and light fittings
- All kitchen appliances

SERVICES

- Gas fireplace
- Mains water & mains sewerage

BER RATING

- To Follow

This ground floor apartment is accessed via communal door to front of the building with 3 apartments on the ground floor, 3 on the first floor. This apartment has been very well maintained by the current owners and is currently vacant. Parking outside the door with ample parking across the road or behind this block.

Rioch Court is a small development, well maintained within walking distance of all city amenities and only a minutes' drive off the ring road, giving easy access to / from all areas.

Bill Madigan Property Services are the new management company – annual fees are about €650 pa.

DIRECTIONS : From our office's on John Street, continue to the Parade, going straight through at the traffic lights onto Patrick Street and continue up this street taking a right onto Ormonde Road. Continue to the top of this road and drive straight through traffic lights onto College Road, continue over this road, passing filling station on right, take next right at small round about – continue over this road and take the second left into Rioch Court – our sign is on the property on your left as you drive into Rioch Court.

Viewing Highly Recommended!

18 ST. RIOCH COURT, RIOCH ST, KILKENNY.

For Sale By Private Treaty



Superb ground floor apartment with accommodation comprising of entrance hallway, open plan kitchen – dining – living area, 3 bedrooms, 1 ensuite and bathroom. This is a modern spacious apartment, in excellent condition throughout. Parking outside the door. Gas fired central heating.

GUIDE PRICE: €195,000

ACCOMMODATION COMPRISES OF THE FOLLOWING: ~

Entrance Hallway 8'04" x 6'01" (2.43 x 1.82)
Tiled floor.

Kitchen 6'07" x 8'02" (1.82 x 2.43)
Fully fitted kitchen with units at floor and eye level. Tiled between units. 4 ring Hob + Double Oven (Zanussi) and extractor fan. Built in Normande Dishwasher. Zanussi Washing Machine. Whirlpool Fridge-Freezer. Tiled floor.



Dining/Living Area 19'07" x 18'04" (5.79 x 5.48)
Open plan kitchen – dining – living area, solid timber flooring, marble fireplace with gas fire, features large bay window, full width of the room.



Bedroom 1 7'04" x 13' (2.13 x 3.96)
Laminate flooring.

Bedroom 2 6'03" x 13' (1.82 x 3.96)
Laminate flooring.

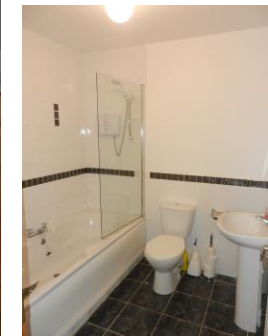


Bedrooms 1 and 2

Bedroom 3 12'11" x 9'04" (3.65 x 2.74)
Laminate flooring.

Ensuite Bathroom 6'10" x 5'11" (1.82 x 1.52)
WHB, WC and Shower. Tiled floor and tiled ½ way up the walls.

Bathroom 6'08" x 7'03" (1.82 x 2.13)
WHB, WC and Bath. Tiled flooring and tiled around the bath area. Triton T90s shower over the bath.



Bedroom 3 and Bathroom