

**SERVICES** Mains water & sewerage, Gas fired central heating.

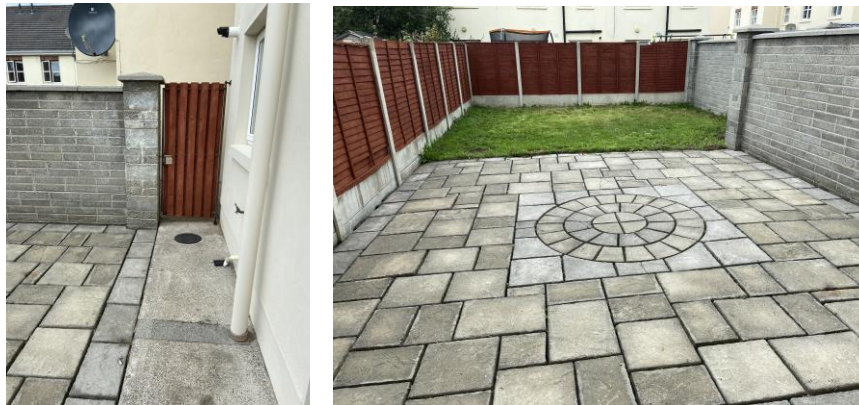
**BER RATING** (to follow)

**DIRECTIONS** From our office at John Street, head toward the Castlecomer Road – through the traffic lights and take the 2<sup>nd</sup> exit off the roundabout at McDonagh Junction onto Hebron Road, continue over past Nowlan Park UPMC Grounds and take the first exit left off the roundabout, continue c.200 yards to the Lakeside entrance, follow this in for 100m and take first left and the house is down on the right – sign up!

**FEATURES** Presented in excellent condition throughout  
Nicely located in the estate with driveway to the front  
Built in 2005, Lakeside has been very well maintained and is within walking distance of all city amenities, just minutes from the Newpark Shopping Centre, only 1 mins drive to the ring road, giving easy access to / from all routes.  
Large patio area / garden to rear

**MAINTENANCE** There is a maintenance fee of c.€360 per annum

**SALE TO INCLUDE** All carpets, blinds and light fittings. Kitchen appliances – Bosch fridge freezer, Beko electric cooker with hob and extractor fan, washing machine.



## 5 ST JOHNS ROAD, LAKESIDE, KILKENNY. R95 R8N4

**FOR SALE BY PRIVATE TREATY**



We are delighted to offer this attractive two-storey end of terrace residence with accommodation comprising of entrance hallway, kitchen-dining, sittingroom, WHB & WC on the ground floor with 3 bedrooms, 1 ensuite and bathroom on the first floor. GFCH. Driveway to the front with parking for 1 car, large patio area and garden to rear with side gated access. Great location!

**GUIDE PRICE : €245,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING : -**

**GROUND FLOOR**

**Entrance Hallway** 12'3 x 5'9 (3.7 x 1.8)  
Laminate timber flooring, carpet stairwell, toilet underneath stairs, doors to sittingroom & kitchen

**Kitchen-Dining** 17'7 x 11'4 (5.4 x 3.5)  
Lovely kitchen units at floor and eye level, includes Beko electric cooker, hob and extractor fan overhead, Bosch fridge freezer, double doors into the sittingroom and patio door out to the rear with concrete slabbed patio area and garden.



**Sitting Room** 17'05 x 11'4 (5.2 x 3.5)  
Laminate timber flooring, gas fireplace, bay window. Double doors into the kitchen / dining area.

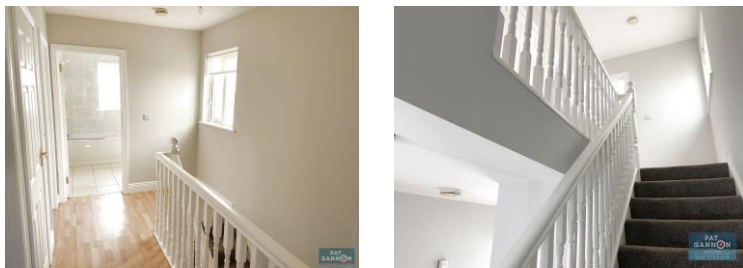
**Toilet** 4'4 x 4'7 (1.3 x 1.4)  
WHB & WC, tiled floor.



**FIRST FLOOR**

**Bedroom 1** 13'7 x 7'4 (4.2 x 2.3)  
Laminate timber flooring

**Ensuite Bathroom** 2'7 x 7'5 (0.8 x 2.3)  
WHB, WC and Shower with Triton T90si



**Bedroom 2** 15'2 x 8'2 (4.6 x 2.5)  
Laminate timber flooring

**Bedroom 3** 9'2 x 9'4 (2.8 x 2.8)  
Laminate timber flooring

**Bathroom** 7'6 x 6'8 (2.3 x 2.07)  
WHB, WC, Bath with Mira Shower. Tiled floor to ceiling.

