



No. 29 Coirceog, Fiddown, Piltown, Co. Kilkenny. E32N277.

For Sale

€138,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 72.49 sq.m. /c. 780 sq.ft.



PSRA Licence Number: 004069



DOUGLAS NEWMAN GOOD
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DESCRIPTION

Two bedroom family home situated in the popular residential development of Coirceog in Fiddown, Co. Kilkenny. The property comprises of entrance hall, living room, kitchen/diner, wc and on the first floor two bedrooms master ensuite and a main bathroom. This property would make an excellent starter home or equally a great investment property. The property has the benefit of oil fired central heating and uPVC double glazed windows

LOCATION

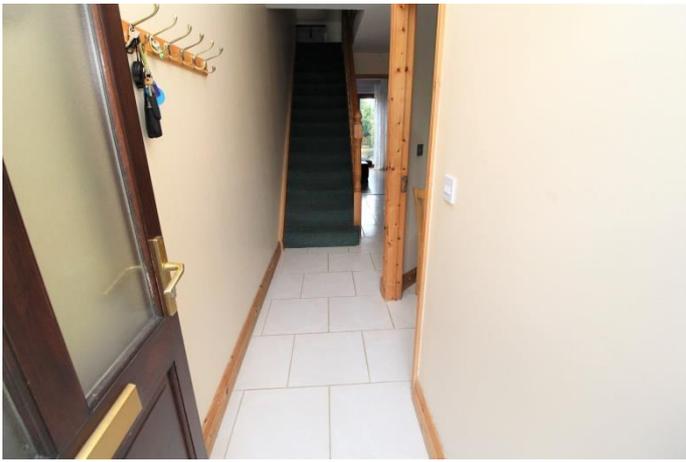
Within the development of Coirceog in Fiddown, Co. Kilkenny with Fiddown village situated off the main N24 Waterford to Carrick Road. Carrick on Suir is just a ten minute drive way and a fifteen minute drive to Waterford City.

ASKING PRICE €138,000

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



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ACCOMMODATION

Entrance Hall **5.78 x 2.00**

Tiled flooring.

Living Room **4.20 x 3.44**

Laminate wood flooring. Open fireplace with granite hearth. Double doors to rear patio and garden.

Kitchen/Diner **4.54 x 3.03**

Tiled flooring. Fitted kitchen. Blinds to window.

WC **1.45 x .89**

Tiled flooring. WC. WHB. Walls tiled from floor to ceiling.

Hall and landing in carpet.

Bedroom 1 **4.20 x 3.51**

Carpet flooring. Blinds to window.

En Suite **2.44 x .88**

Tiled flooring. WC. WHB. Electric T90 shower.

Bedroom 2 **4.20 x 2.56**

Carpet flooring. Blinds to window.

Bathroom **2.03 x 2.26**

Tiled flooring. WC. WHB. Bath.

GARDEN

Rear garden in lawn with some mature planting and a patio area.

FEATURES

Excellent starter home or investment

Oil fired central heating

uPVC double glazed windows

Situated in a quiet cul de sac

BER

Rating: C1

BER No.: 114131261

EPI: 154.3kWh/msq/yr



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