



No. 23 Chapel Gate, Kilmacow, Co. Kilkenny. X91 H6T4.

For Sale

€249,000

Bedrooms: 3
Reception Rooms: 1
Bathroom's / WC's 3
Size: c. 106sq.m. /c. 1,150sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

No. 23 Chapel Gate is a beautifully and professionally decorated family home. This spacious property has been cleverly designed with intelligent use of space, which gives the property the feeling of a much larger house. The Accommodation comprise of entrance hall, living room, large open kitchen/diner, generous utility room and downstairs wc. Upstairs there is a large family bathroom, master bedroom with extensive fitted wardrobes and an en suite shower room, additional double bedroom and one single bedroom. The property boasts a number of enviable features such as newly fitted bespoke kitchen with quality fitted appliances large, island bar and quartz stone work surfaces. The property has excellent quality floor tiling and floor coverings throughout. Externally the property has a large rear garden, in lawn with newly walled boundary and block built raised beds, as well as large timber shed with steel roof. The front garden also has a new walled boundary, garden in lawn and off street parking for two cars. Viewing this superb property comes highly recommended.

LOCATION

Within easy walking distance to the village Kilmacow and c. 10km to Waterford City and with easy access to the M9 Waterford to Dublin (Kilkenny) motorway.

ASKING PRICE €249,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
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ACCOMMODATION

Entrance Hall **1.97 x 4.47**

Herring bone parquet flooring, Decorative radiator cover. Fitted storage cupboards under stairs, cloaks. Feature decorative wall panelling on wall to stairs.

Living Room: **4.05 x 5.16**

Parquet flooring matching entrance hall. Venetian blinds to window. Solid fuel stove.

Kitchen / Diner **4.69 x 6.16**

Bespoke fitted kitchen with island bar and breakfast counter. Granite work surfaces and splash back. Fitted s/s oven and ceramic hob with built in extractor unit, American style fridge freezer. Ceramic floor tiles, recessed spotlights to ceiling and hanging pendants over island bar. French doors to garden.

Utility Room: **1.89 x 2.04**

With fitted units and work surfaces matching the kitchen, tiled matching kitchen. side door to rear garden.

WC **1.47 x 1.88**

WC, Whb. Sink with vanity unit. Floral Mexican style floor tiles.

Stairs and Landing in carpet. Painted hand rail, posts and spindles.

Feature wood panelled wall to stairs in feature colour.

Main Bathroom **3.17 x 2.50**

WC, Whb, Bath. Electric shower over bath. Glass shower enclosure. Tiled floor and walls.

Master Bedroom **3.54 x 4.18**

Carpet floor covering. Extensive fitted wardrobes. Curtains and venetian blinds to window.

En-Suite **2.38 x 1.24**

WC, Whb, Shower. Tiled floor and walls, glazed shower enclosure, electric shower unit.

Hot Press

With factory insulated hot water emersion tank. Shelving throughout.

Bedroom 2 **3.51 x 2.75**

Carpet flooring, fitted wardrobes, roman blinds to window.

Bedroom 3 **2.53 x 2.76**

Carpet flooring, fitted wardrobes, roman blinds to window.



GARDEN

New walled boundary to front and rear
Garden in lawn to front
East facing rear garden
Large timber garden shed with steel roof 5.00 x 3.75

FEATURES

Beautifully decorated and refurbished property
In pristine condition throughout
Well-proportioned rooms with generous living areas
Within walking distance of Kilmacow Village and amenities
New front door

BER

Rating: C1
BER No.: 112281324
EPI: 165.87 kWh/msq/yr



