

Features

- Immaculate Condition Throughout
- C.1 Acre Site
- Electric Gated Entrance
- Detached Garage
- 2 Bathrooms
- Oil Fired Stove
- 4G Phone Coverage
- Image Broadband Service

Sale To Include

All fixtures and fittings. Electric cooker with extractor fan overhead, Beko fridge, Bosch dishwasher, Washing machine, Freezer.

Services

O.F.C.H, Own Well, Septic Tank

Folio

KK20380F

Area

0.39 Hectare/ 0.96 Acres

Location

2km to Ballyouskill Village, 9km to Durrrow, 9km to Castlecomer, 7km to Ballyragget, 24km to Kilkenny.



Ballyouskill, Attanagh, Co. Kilkenny. R32 DT35

FOR SALE BY PRIVATE TREATY



Beautifully presented bright spacious 4 bed bungalow on c.1 acre site with electric gated entrance to a winding tree lined drive up to the property. Walled in concrete yard to rear, private patio area off the kitchen-dining area. This home is in immaculate condition throughout and worthy of inspection!

GUIDE PRICE : €295,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 7'05 x 15'03 (2.14 x 4.6)

Bright spacious hallway with tiled floor, cornicing with centre piece, two doors to the right leading to the kitchen-dining and the sitting room.

Hallway 16'11 x 3'11 (4.91 x 0.95)

Tiled floor, cornicing.

Kitchen-Dining-Living 24' x 15'09 (7.31 x 4.6)

Kitchen units at floor and eye level, tiled between units, includes electric cooker with extractor fan overhead, Beko fridge, Bosch dishwasher. Tiled floor, patio door leading out to enclosed private patio area, door leading to utility. Oil fired stove in living area.



Utility room 7'08 x 4'10 (2.14 x 1.25)

Tiled floor, plumbed for and includes washing machine, freezer. Door to storage room and door leading to rear walled in yard.

Sitting room 15'09 x 13'09 (4.6 x 3.99)

Solid timber flooring, beautiful marble fireplace with open fire, 3 x windows, cornicing with centre piece.



Bedroom 1 11'03 x 11'02 (3.36 x 3.36)

Carpet flooring, built-in wardrobe

Bedroom 2 11'11 x 9'07 (3.38 x 2.76)

Carpet flooring, built-in wardrobe



Bathroom 10'05 x 7 (3.06 x 2.13)

Tiled floor and tiled around sink and bath area. WHB, WC and Bath.

Bedroom 3 (main) 14'11 x 15'09 (4.30 x 4.6)

Carpet flooring, built-in wardrobes.



Ensuite Bathroom 5'04 x 4'06 (1.56 x 1.24)

WHB, WC and Shower area with electric Triton T90z, fully tiled floor to ceiling.

Bedroom 4 15'03 x 10'05 (4.58 x 3.06)

Carpet flooring, built-in wardrobe

