Pat Gannon Auctioneers Ltd. 55 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com *Muffome.ie* **Caft.ie** 



#### Licence No: 003442

Auctioneer Valuer Estate Agent

#### 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 IncludeAll fixtures and fittings. Electric cooker with extractor fan overhead,<br/>Beko fridge, Bosch dishwasher, Washing machine, Freezer.

ServicesO.F.C.H, Own Well, Septic TankFolioKK20380FArea0.39 Hectare/ 0.96 AcresLocation2km to Ballyouskill Village, 9km to Durrow, 9km to Castlecomer,<br/>7km to Ballyragget, 24km to Kilkenny.







Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

## 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 Tiled floor, cornicing. 16'11 x 3'11 (4.91 x 0.95)

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 z 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

