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**PAT
GANNON** 

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Licence No: 003442

Auctioneer Valuer Estate Agent

12 THE CRESCENT, GLENVALE, BALLYRAGGET, CO. KILKENNY. R95 KV26

For Sale By Private Treaty



- 2 Bedroom, 1 Bathroom
- 1st Floor Apartment
- Independent access
- Generous living area
- Parking to rear
- Within walking distance of all village amenities.



VIDEO LINK

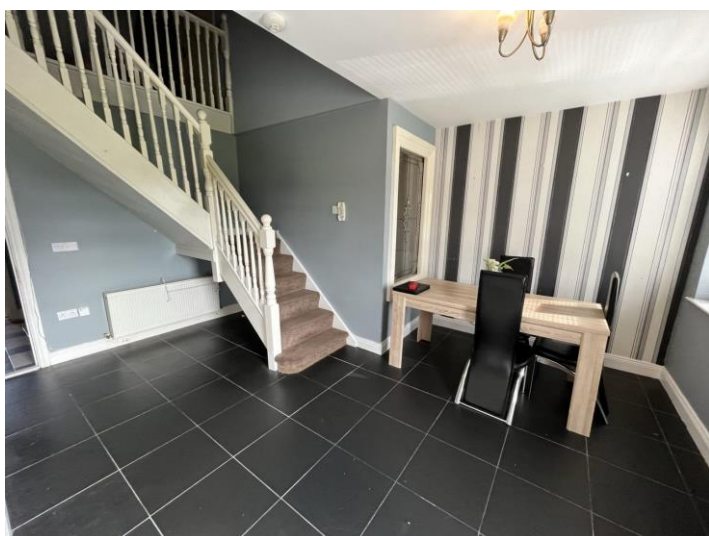
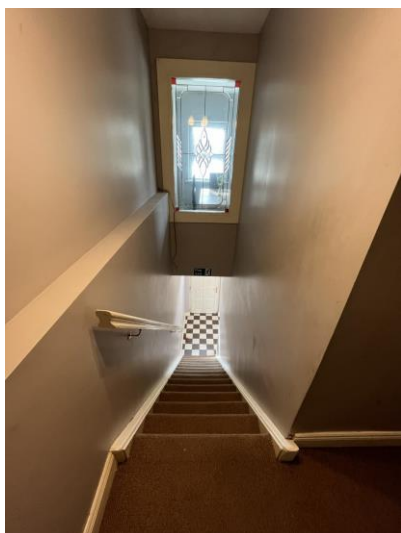
This apartment has independent access to the right of the “Capri Grill” restaurant (green door). It is a first floor apartment with accommodation comprising of entrance hallway, kitchen-dining, 2 bedrooms and bathroom, with the living area on the 2nd floor overlooking the dining area. Nicely laid out with generous living space and two double bedrooms. There is a large car park to the rear.

The property is located on the edge of the village within easy walking distance of all village amenities. Situated just 17km North of Kilkenny city on the Kilkenny side of Ballyragget, 10mins drive to Durrow and 10 mins drive to Castlecomer.

ACCOMMODATION COMPRISES OF THE FOLLOWING :-

1st Floor

Entrance Hallway	6'1 x 6'7 (1.8 x 2)	Bedroom 1	14'6 x 10'6 (4.4 x 3.2)
Dining/Living Area	16'1 x 12'7 (4.9 x 3.9)	Bedroom 2	14'6 x 9'9 (4.4 x 3')
Kitchen	9'5 x 7'6 (2.9 x 2.3)	Bathroom	5'10 x 6'6 (1.5 x 2)
Utility	5'7 x 5' (1.5 x 1.7)	2nd Floor Living Area	14'6 x 11'8 (4.4 x 3.6) 6'3 x 7'2 (1.9 x 2.2)





SERVICES

- Gas fired central heating
- Mains water
- Mains sewerage

SALE TO INCLUDE

- All carpets, curtains and light fittings
- All kitchen appliances
- Comes fully furnished

BER RATING

- To Follow



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 All offers are subject to the property being unsold, let or withdrawn.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.