

SERVICES

- Oil fired central heating
- Telephone and ESB
- Mains water

FEATURES

- Walled in garden to the rear, parking to the side of the house
- Downstairs toilet, ensuite bathroom
- Built in wardrobes in two bedrooms
- All amenities / facilities on your door step, from Equestrian Centre at Mount Juliet, Golf, fabulous walks, cycle routes, great sporting grounds / facilities.
- Both primary and secondary schools
- Supervalu & Lidl, cafés, butchers, pharmacies, bank of Ireland, GP, Dentist, Hair Salons, Library etc.
- Train Station and daily buses to Kilkenny / Waterford / Dublin

SALE TO INCLUDE

- Whirlpool Fridge/Freezer, Electrolux Electric Cooker, 4 Ring Hob & Extractor Fan, Belco Dishwasher, Zanussi Washing Machine.
- All blinds, carpets, fixtures and fittings.

BER

C2. No. 111623260

LOCATION

Located in the centre of Thomastown, within walking distance to all amenities. 18km to Kilkenny, 10km to Inistioge, 27km to New Ross.



114 DÚNÁN, THOMASTOWN, CO. KILKENNY. R95 X398

FOR SALE BY PRIVATE TREATY



Lovely semi-detached home with accommodation over 3 floors comprising of entrance hallway, kitchen-dining, sitting room and toilet on the ground floor, two bedrooms and bathroom on 1st floor and bedroom ensuite on the top floor. OFCH. Parking beside the house, front and rear gardens. Located within walking distance of all amenities.

Guide Price : €185,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 14'7" x 3' (4.26 x 0.91)
Porcelain tiled floor.

Sitting Room 12'2" x 12'7" (3.65 x 3.65)
Porcelain tiled floor. Marble fire place with timber surround



Kitchen 10'7" x 13'5" (3.04 x 3.96)
Kitchen units and eye and floor level. Tiled between units. Includes fridge freezer, electric cooker, 4 ring hob and extractor fan overhead, dishwasher and washing machine. Patio door to rear walled in garden.

Toilet 3'35" 5'85" (0.91 x 1.52)
Tiled floor. WHB+WC

Stairway
Carpet Stairwell to first floor



FIRST FLOOR

Bathroom 6'7" x 5'9" (1.82 x 1.52)
WHB+WC, bathtub. Tiled floor and tiled around the bath.

Bedroom 1 9'5" x 8'4" (2.74 x 2.43)
Carpet floor. Built in wardrobes.



Bedroom 2 12'2" x 11'09" (3.65 x 3.35)
Carpet floor. Built in wardrobes.



SECOND FLOOR

Landing 15'4 x 9" (4.57 x 2.74)
Hot press located on the top of the stairs. Carpet floor. Bay window.

Ensuite 7'7" x 4'5" (2.13 x 1.21)
WHB+WC, Triton T90 electric shower. Tiled floor and tiled around the shower area.