

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

myhome.ie 

**PAT**  
**GANNON** 

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

# 52 HEBRON PARK, KILKENNY.

## R95 X8N7



Sale of 3 bed mid-terraced residence, with walled-in front and rear gardens. Accommodation includes entrance hallway, kitchen-dining & sitting room on ground floor with 3 bedrooms and bathroom on first floor. Gas heating.

**Guide Price : €185,000**

## Accommodation comprises the following:-

### Ground Floor

<b>Entrance Hallway</b>	<b>13'06 x 6' (3.9 x 1.89)</b>	Tiled flooring, carpet stairwell to first floor.
<b>Kitchen – Dining</b>	<b>15'5 x 8'9 (4.7 x 2.7)</b>	Built-in units to both end walls, gas boiler in the corner Includes a Beko electric cooker, a Tricity Bendix washing machine, and a marble fireplace. The back door leads out to the walled-in rear garden.
<b>Sitting Room</b>	<b>13'10 x 11'5 (4 x 3.5)</b>	Laminate timber flooring, tiled fireplace



### First Floor

<b>Bathroom</b>	<b>5'7 x 6'8 (1.7 x 2.1)</b>	Recently renovated bathroom, tiled floor to ceiling with walk-in shower, WHB and WC
<b>Bedroom 1</b>	<b>10'8 x 10'8 (3.1 x 3.1)</b>	Carpet flooring
<b>Bedroom 2</b>	<b>13'7 x 9'10 (3.9 x 2.8)</b>	Timber flooring
<b>Bedroom 3</b>	<b>7'6 x 9'5 (2.3 x 2.7)</b>	Timber flooring





*Bedrooms 1, 2 & 3*

## SERVICES

- Gas fired central heating
- Mains water & sewerage

## FEATURES

- Walled in gardens front and rear
- Newly renovated bathroom
- Located within walking distance of all city amenities



*Landing and Bathroom*

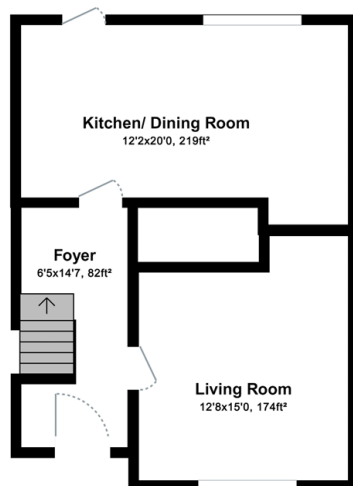


## LOCATION

This property is located off the Hebron Road, only a stone's throw from O'Loughlin Gaels and Nowlan Park GAA grounds. Within walking distance of all services and amenities – Newpark shopping centre and Aldi within a few mins walk. From our office on John Street, continue up the street to the traffic lights going straight through, taking the 2nd exit onto Hebron Road, continue past Nowlan Park to the next round about, taking 2nd exit and a few 100 yards over take a left in by the grave yard, continue up towards the top of this road and the entrance to Hebron Park is on the left, No.52 is to the front on the right as you enter the estate.

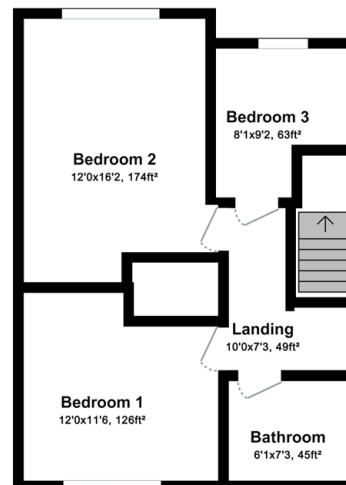


**Walled in front & rear garden, with parking for 1-2 cars.**



For illustration purposes only. Not to scale.

**Ground Floor**



For illustration purposes only. Not to scale.

**First Floor**

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.