

SERVICES	Oil fired central heating Telephone & ESB Aptus Broadband Group water scheme Septic Tank
FEATURES	C.2,900 sq ft / 269 sqm with generous living accommodation In excellent condition throughout 4 bed, 3 bathrooms Excellent broadband (both working from home!) 5G coverage
BER	B3
SALE TO INCLUDE	All carpets, curtains, blinds and light fittings Wardrobes in two of the bedrooms Appliances in kitchen and utility
LOCATION	Located only 5 minutes to Kilkenny / Paulstown Road Less than 10 minutes to Motorway at Paulstown 20 minutes drive to Kilkenny, 15 minutes to Carlow



Aras Leda, Baurnafeea, Castlewarren, Co. Kilkenny. R95 KX59.

FOR SALE BY PRIVATE TREATY



We are delighted to offer this deceptively spacious c.2,900 sq ft / 269 sq m detached residence on c.1 acre with excellent spacious living accommodation throughout, tastefully presented and beautifully maintained by its current owners with landscaped gardens around the house, tarmac driveway. Accommodation includes bright spacious hallway, a very generous sized kitchen-dining and living room, sittingroom, utility, pantry, WHB & WC on the ground floor with 4 bedrooms, 1 ensuite and bathroom on the first floor. Viewing highly recommended!

GUIDE PRICE : €325,000

GROUND FLOOR ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway 20' X 6'06 (6.10 X 1.85)

Bright spacious entrance hallway, solid timber flooring, carpet stairwell to first floor accommodation, doors, leading to kitchen-dining and living area to the right, sitting room to the left.

Kitchen – Dining 15'08 x 22'5 (4.60 x 6.85)

Built-in kitchen units at floor and eye level, feature island, Montpellier range with 5 ring gas hob, Zanussi extractor fan, Zanussi built in dishwasher, integrated fridge freezer. Doors leading to utility and pantry, recess lighting, cornicing, tiled floor.



Utility 8'03 x 7'01 (2.45 x 2.14)

Tiled floor, units at floor level, plumbed for and includes washing machine and chest freezer, doors leading to toilet and out to rear garden.

Toilet 7'10 x 4'06 (2.16 x 1.23)

WHB & WC, tiled floor.

Pantry 7'11 x 9'04 (2.16 x 2.76)

Carpet flooring

Living Area 21'01 x 18' (6.40 x 5.48)

Solid timber flooring, Marble fireplace with solid timber flooring, patio door out to rear garden, French doors into the kitchen-dining and door to hallway.



Sitting Room 21'04 x 12' (6.41 x 3.66)

This is a beautiful bright room enjoying all the afternoon sunshine with solid timber flooring,



FIRST FLOOR ACCOMMODATION :-

Landing 13' x 6'04 (1.84 x 3.96)

Carpet flooring, staircase to attic



Bedroom 1 12'01 x 19'07 (3.66 x 5.81)

Carpet flooring, 3 x windows (currently used as home office)

Bedroom 2 17'03 x 17'01 (5.19 x 5.18)

Carpet flooring, built-in wardrobes, 3 x windows, ensuite

Ensuite Bathroom 10' x 4' (3.05 x 1.21)

WHB, WC and Supajet power shower, tiled floor and tiled around the shower area



Bedroom 3 11'04 x 10'01 (3.36 x 3.05)

Carpet flooring, wardrobe included

Bedroom 4 16'10 x 12'09 (4.90 x 3.68)

Carpet flooring 4 x windows (currently used as home office)

Bathroom 10'03 x 6'03 (3.06 x 1.84)

WHB, WC, Bath and Shower area with Triton T90



OUTSIDE Detached Garage

SITE AREA 0.41 Hectares / 1.01 Acres Folio KK26923F