

5 EMMET STREET KILKENNY

FOR SALE BY PRIVATE TREATY



Three bedroom mid-terraced residence in need of modernisation. Popular location, within walking distance of all amenities, walled in garden to front with large rear garden. Accommodation includes entrance hallway, kitchen, livingroom, 3 bedrooms and bathroom.

Guide Price : €125,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :-

GROUND FLOOR:-

Entrance Hallway

Kitchen
9' 4'' x 6' 0'' (2.84 x 1.83)

Kitchen units at floor level, door to rear garden, lino on floor



Sitting Room
13' 7'' x 11' 0''
(4.14 x 3.35)



Located to rear of house, with laminate flooring, tiled fireplace, built-in units beside fireplace



Bedroom / TV Room
11' 6'' x 7' 10''
(3.51 x 2.39)

To the front of the house, with laminate flooring, built-in units.

FIRST FLOOR:-

Bedroom 2
4.57 x 2.49
(15' 0'' x 8' 2'')

Double bedroom to front of house, carpet flooring



Bedroom 3

13` 5`` x 12` 1``
(4.09 x 3.68)



To rear of house, double bedroom with T & G
Flooring

Bathroom

6` 6`` x 5` 1`` (1.98 x 1.55)

WHB, WC and Triton T90 Electric Shower, tiled
around shower area and tiles half way up wall
elsewhere.



Landing

Carpet on stairs and landing.



LARGE PRIVATE GARDEN TO REAR

SERVICES

- ❑ Oil fired central heating
- ❑ Telephone & ESB
- ❑ Mains services

LOCATION / DIRECTIONS

From our office head right up towards (train station) traffic lights and take a left here, follow this road over past the swimming pool, and take a left over the bridge. Continue onto next round about and take a left into Irishtown and go straight through the traffic lights driving over to next traffic lights at Canice's Cathedral, take left here and next right. A few hundred yards over take a left into housing estate and 5 Emmet Street is located a short distance down on your left – sign up!