

# SHEEPSTOWN, KNOCKTOPHER, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



Three bedroom detached bungalow located a short distance off the N9 (new Kilkenny / Waterford motorway). Accommodation includes entrance hallway, kitchen, diningroom, 2 reception, 3 bedrooms and bathroom. O.F.C.H.

Guide €168,000

**ACCOMMODATION COMPRISES OF THE FOLLOWING :-**

Entrance Hallway                      3.35 x 1.80  
 (11' 0" x 5' 11")

Carpet flooring

Kitchen                                      4.29 x 3.61  
 (14' 1" x 11' 10")

Tiled floor, units at floor level, Stanley Oil  
 Cooker; Hotpress



Dining Room                              3.71 x 3.81  
 (12' 2" x 12' 6")

Carpet flooring,

Reception 2                              4.50 x 4.70  
 (14' 9" x 15' 5")

Extension to rear of property : carpet flooring,  
 tiled fireplace, electric stove



Sitting Room                              4.27 x 4.11  
 (14' 0" x 13' 6")

Carpet flooring, tiled fireplace

Hallway                                      4.78 x 0.86  
 (15' 8" x 2' 10")

Carpet flooring

Bedroom 1                                  3.76 x 3.30  
 (12' 4" x 10' 10")

Carpet flooring, situated to front of house;  
 telephone line

Bedroom 2                                  3.96 x 3.63  
 (13' 0" x 11' 11")

Carpet flooring, built-in wardrobes



Bedroom 3

3.99 x 3.68  
(13' 1'' x 12' 1'')



Carpet flooring, built-in wardrobes

Bathroom

3.68 x 1.85 (12' 1'' x 6' 1'')

Tiled floor, bath, WHB & WC, Storage Press



### SERVICES

- ❑ Oil Fired Central Heating
- ❑ Telephone & ESB
- ❑ Septic Tank
- ❑ Own Water Supply
- ❑ House Alarmed

### SALE TO INCLUDE

- ❑ All carpets, curtains, blinds and light fittings.
- ❑ Stanley Oil Range in Kitchen
- ❑ Electric Stove in Reception 2

### LOCATION / DIRECTIONS

From Kilkenny take the new N9 Kilkenny / Waterford Motorway, take 1<sup>st</sup> exit for Knocktopher / Thomastown and at round about take exit for Callan and its first right about 200 yards over (the old road). House is down on the left.

