

FOR SALE

AMV: €435,000

File No.844.BK



Ballyverneen, Glenmore, Co. Kilkenny

- Superb 4-bedroom, detached, family home extending to c. 222 sq.m. / 2,390 sq.ft.
- Most conveniently located, 5 minutes' drive from New Ross and only 15 minutes' drive from Waterford city.
- Ideally situated adjacent to the New Ross Greenway car parking at Glenmore.
- Extensive and flexible accommodation comprising 4 generously sized, well-proportioned double bedrooms, a playroom / home office, sunroom and large living and dining rooms. Directly south facing sunroom with a vaulted ceiling, exposed timber beams, dual double doors to outside and sweeping countryside views.
- Accommodation comprising; entrance hallway, sitting room, dining room, kitchen, sunroom, playroom / home office, utility room, guest w.c. on the ground floor with 4 large double bedrooms (2 ensuite) and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

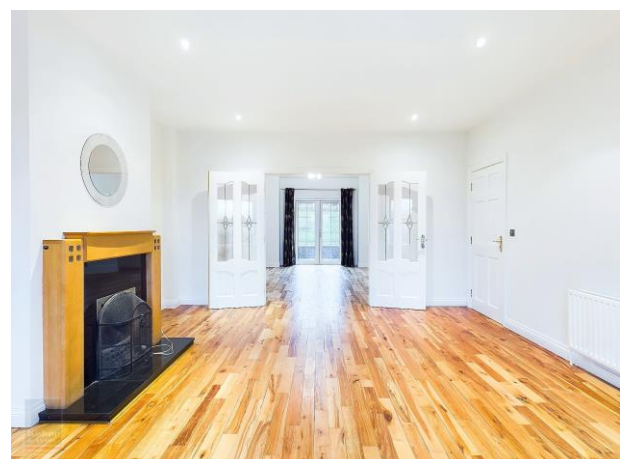
Location

Kehoe & Associates are delighted to present this wonderful 4-bedroom family home to market. Located in close proximity to Glenmore village, New Ross town and only a 15 minute drive to Waterford city, this property is perfectly positioned for those who want to enjoy the best of both countryside and urban living. Glenmore is centrally located with immediate access to counties Kilkenny, Wexford and Waterford. Situated just steps from the New Ross Greenway, this home offers unparalleled access to over 9km of scenic walking and cycling paths. Whether you're an outdoor enthusiast, a casual walker, or simply someone who appreciates the beauty of nature, the New Ross Greenway is your front yard. Glenmore has a strong sense of community and offers various local amenities including a primary school, GAA club, church, community centre and pub. Glenmore maintains a peaceful, rural atmosphere yet it is well connected to nearby towns and cities.



Ballyverneen, Glenmore, Co. Kilkenny

Inside this extensive family home, the flexible accommodation extends to c. 222 sq.m. / 2,390 sq.ft. The large family sitting room features an open fireplace and a bay window with scenic countryside views. The light-filled, south facing conservatory boasts a vaulted ceiling with exposed timber beams and dual double doors facilitating garden access, making this space ideal for entertaining guests during the summer months. The kitchen is equipped with a large circular breakfast bar. A sizeable playroom / home office which could easily lend itself as a 5th bedroom and a guest w.c. complete the ground floor accommodation. Upstairs, you will find four generously sized double bedrooms and a family bathroom, including the substantial master bedroom with ensuite and guest bedroom with ensuite. Each bedroom has ample wardrobe space. This home has been recently re-decorated in its entirety. Externally, the c. 0.7 acres site boasts large lawns to the front and rear. The surrounding area offers a rich rural landscape, with rolling hills, farmland, and the nearby River Barrow, making it an ideal location for those who appreciate outdoor living. The New Ross Greenway adds to the appeal, providing a safe, accessible route for walking and cycling through scenic countryside.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.51m x 3.00m	Timber floor, double height ceiling, staircase to first floor.
Sitting Room	4.80m x 4.61m	Timber floor, open fireplace with granite hearth, bay window with bay window with sweeping countryside views and double doors into:
Dining Room	4.61m x 4.33m	Timber floor and double doors to rear patio area. Double doors into:
Kitchen	6.36m x 4.34m (max)	Tiled floor, floor and eye level units, integrated Hotpoint dishwasher, electric Belling oven & hob with overhead extractor, integrated fridge freezer, integrated microwave, tiled splashback and large circular kitchen island.
Playroom / Home Office	4.50m x 3.95m	Timber floor and dual windows with sweeping countryside views.
Utility Room	2.42m x 1.80m	Tiled floor, floor and eye level units, stainless steel sink, plumbed for washing machine & dryer, countertop space and door to rear garden.
Sunroom / Living Room	5.03m x 3.65m	Timber floor, south facing aspect, vaulted ceiling with exposed timber beams, triple aspect windows, dual aspect double windows, dual double doors to patio area.
Guest W.C.	1.62m x 1.48m	Tiled floor, w.c., and w.h.b. with tiled splashback.





ACCOMMODATION

Staircase leading to:

First Floor

Landing	3.82m x 1.01m	Laminate floor. With dual immersion.
Hotpress		
Master Bedroom	5.45m x 4.80m (max)	Laminate floor, extensive wardrobe space, sweeping countryside views and ensuite.
Ensuite	2.71m x 1.57m	Tiled floor, w.c., w.h.b. with tiled splashback, shower stall with Triton t90sr electric shower and tiled surround.
Bedroom 3	4.80m x 4.34m	Laminate floor.
Family Bathroom	3.20m x 2.33m	Fully tiled w.c., w.h.b. and freestanding bath.
Bedroom 2	4.18m x 3.23m	Laminate floor and ensuite.
Ensuite	2.72m x 1.00m	Tiled floor, w.c., w.h.b. with tiled splashback, shower stall with Triton Aspirante thermostatic electric shower and tiled surround.
Bedroom 4	4.50m x 3.96m	Laminate floor and sweeping countryside views.

Total Floor Area: c. 222 sq.m. / c. 2,390 sq.ft.

Garage: c. 36 sq.m. / 388 sq.ft.



Features

- Fantastic spacious 4-bed family home
- South facing sunroom
- Presented in excellent condition
- Potential for a 5th bedroom
- Adjacent to New Ross Greenway car park
- 15 minutes drive to Waterford city
- Built in 2006

Outside

- Large lawn areas
- Tarmacadam entrance driveway
- Rear cobblelock patio
- Site extending to c. 0.7 acres
- Ample parking
- Wired for external lights on gates and around front lawn

Services

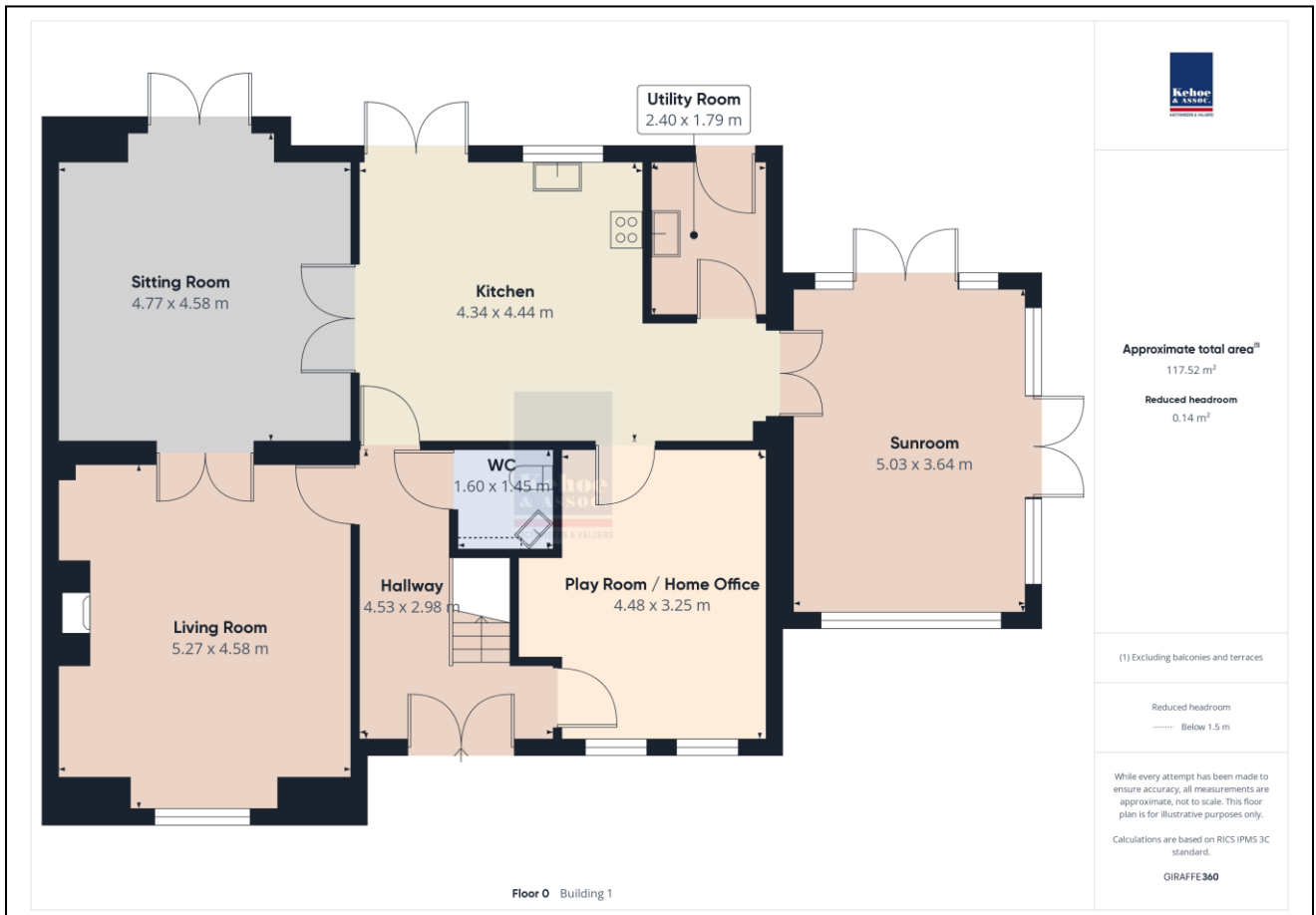
- Private well
- Septic tank
- O.F.C.H
- Fibre broadband available
- Wired for alarm system

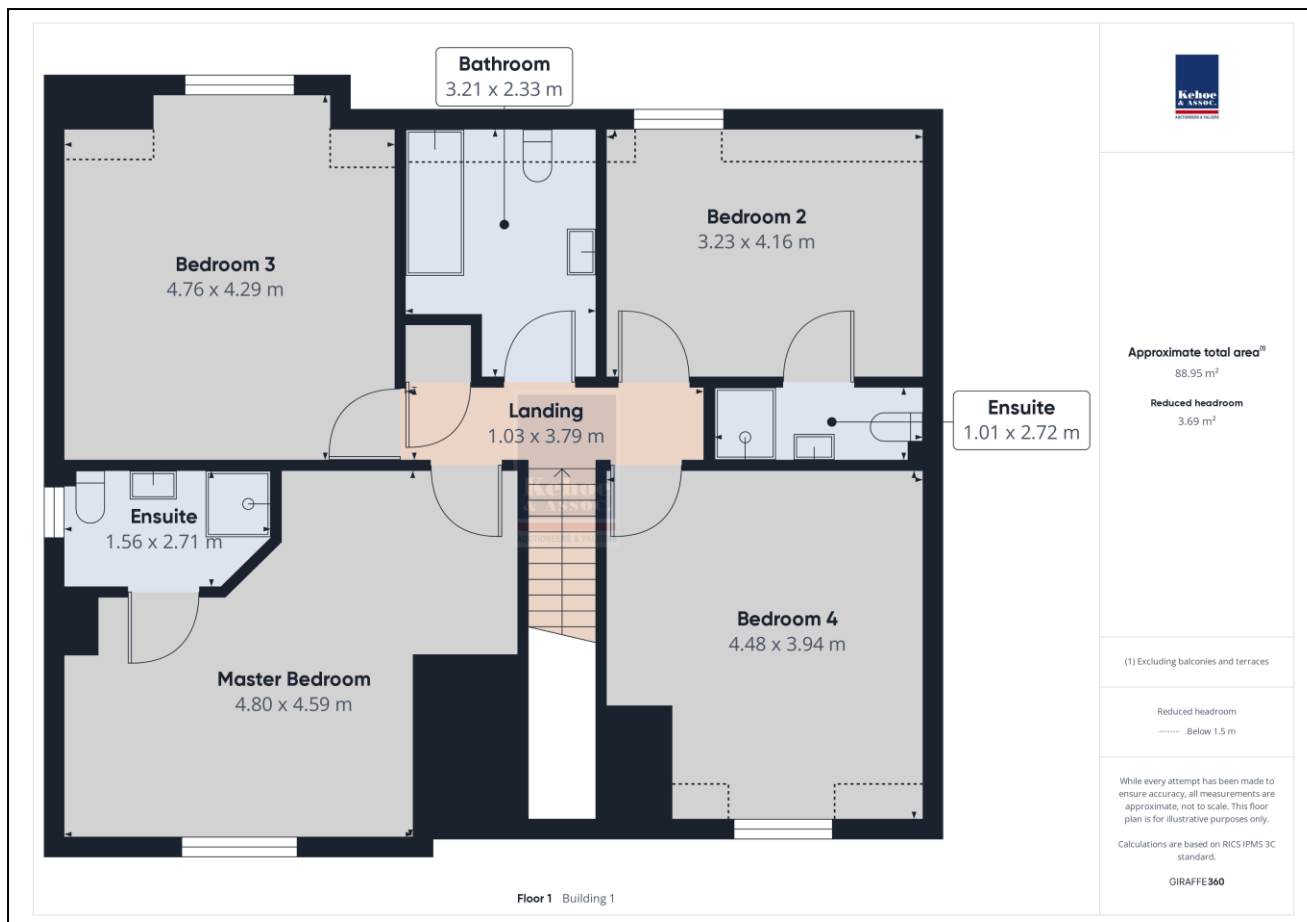
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: **Eircode:** Y34 X272 'For Sale' sign









Building Energy Rating (BER): C1 BER No. 117719344

Energy Performance Indicator: 152.07 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

