



Approx. Gross Internal Floor Area 527 sq. ft. (49.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2019 | www.houseviz.com

PRICE

€79,500

VIEWING

Contact our office on 056 7796161 to arrange a viewing.

Contact

Kilkenny Office:

4 Watergate, Parliament Street, Kilkenny, R95 H6CF

T: 056 779 6161

M: 087 2299555

E: buggy@propertypartners.ie

www.propertypartners.ie

Portlaoise Office:

9 Market Square, Portlaoise, R32 YK6H

T: 057 860 6980

M: 087 2226833

E: tbuggy@propertypartners.ie

www.propertypartners.ie

PROPERTY PARTNERS

These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Buggy.



FOR SALE BY PRIVATE TREATY

Lir Cottage, Ballyhemmon, Castlecomer, Co. Kilkenny R95 PN4N

3 Bed Semi-Detached House - Total Floor Area: c. 48 m²

AMV €79,500



DESCRIPTION

Property Partners Buggy are offering this pretty cottage for sale at Ballyhemmon, Castlecomer, Co. Kilkenny.

This property is a perfect opportunity for the DIY enthusiast as the property is in total need of refurbishment and modernisation.

This property would make a great starter or holiday home and is situated approximately 1km from the town of Castlecomer.

The property is measuring 48 Sq meters consisting of a kitchen/dining room, sitting room, 2 bedrooms and a bathroom.

For minimal investment someone can have a detached cottage on a nice site in a peaceful location not far from transport hubs, schools, shops banks etc. and only 200m from Erin's Own GAA club

This property provides a wonderful opportunity for the potential purchaser to develop a traditional cozy cottage home on a compact site with off-street parking provided.

FEATURES:

- Footpath from house to center of town with public lighting.
- 10 Minute drive to the edge of Kilkenny city.
- Walled in back garden

SERVICES

- Mains Water
- Septic tank

