



**River St, Killenaule, E41 V024**

Large village centre residence with multiple living and commercial opportunities

**Guide Price €225,000**





**Bedroom 4**  
**4.04m (13'3") x 3.03m (9'11")**  
 with triple door fitted wardrobe, open fire

**Upstairs Living Room**  
**4.06m (13'4") x 3.23m (10'7")**  
 with open fire

**Bedroom 5**  
**4.09m (13'5") x 3.75m (12'4")**  
 with open fire

**Bathroom**  
**2.15m (7'1") x 1.97m (6'6")**  
 with wc, whb, bath/electric shower

**Adjoining Apartment**

**Kitchenette**  
**2.08m (6'10") x 1.89m (6'2")**  
 with fitted units at eye and floor level

**Living Room**  
**4.87m (16'0") x 2.71m (8'11")**  
 with laminate flooring, open fire

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 7 beds, 3 baths
- 3 Reception rooms
- PVC windows
- Oil fired central heating
- Fully alarmed
- Multiple out-buildings
- Possibility of separate living units

A large property situate in the centre of Killenaule village with huge potential for multiple use. The property accommodates residential and potential commercial by virtue of a large yard space. Accommodation in the main house includes two Reception rooms, Kitchen/Diner, Bathroom and Utility at ground floor, five Bedrooms, Living room and Bathroom at first floor while an adjoining residence has independent living accommodation incorporating a Living room, Kitchenette, Bathroom and two Bedrooms. Outside is a large yard space with multiple sheds and outbuildings together with a concrete yard and independent access. All in all this property provides a huge amount of space and vast potential. We recommend early inspection.

**Entrance Hall**  
**5.83m (19'2") x 1.07m (3'6")**

**Front Room**  
**5.52m (18'1") x 2.22m (7'3")**  
 with open fire

**Living Room**  
**3.52m (11'7") x 3.22m (10'7")**  
 with oil fired stove

**Kitchen/Diner**  
**5.92m (19'5") x 3.35m (11'0")**  
 with fitted solid units at eye and floor level, Wellstood oil fired range

**Bathroom**  
**2.9m (9'6") x 2.31m (7'7")**  
 wetroom, electric shower, wc, whb, velux window

**Back hall**  
**1.52m (5'0") x 1.3m (4'3")**  
 with tile floor and access to rear

**Utility**  
**1.51m (4'11") x 1.45m (4'9")**  
 with tile floor, plumbed for washing machine, fitted units at eye and floor level

**Downstairs Landing**  
**3.47m (11'5") x 1.77m (5'10")**  
 with tile floor, understairs storage

**First floor landing**  
**3.22m (10'7") x 2.0m (6'5")**

**Bedroom 1**  
**3.22m (10'7") x 2.27m (7'5")**

**Bedroom 2**  
**3.14m (10'4") x 2.96m (9'9")**  
 with fitted wardrobe

**Bedroom 3**  
**3.03m (9'11") x 3m (9'10")**

**Upstairs hallway**  
**9.17m (30'1") x 1.23m (4'0")**



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.