

FOR SALE BY PUBLIC AUCTION



BER EXEMPT

**Detached 4 Bedroom Georgian Residence
On c.0.46 acres**

**MARKET SQUARE
STRADBALLY
CO. LAOIS**

GUIDE PRICE: € 200,000

PUBLIC AUCTION:

**Friday 21st July 2017 @ 3pm
In Midlands Park Hotel,
Portlaoise
(Formerly Portlaoise Heritage
Hotel)
(unless previously sold)**

DESCRIPTION

This fine detached two storey late Georgian residence originally built in the late 1840's and extending to c. 262 sq.m. (2,820 sq.ft.) on c. 0.19 hectares (0.46 acres) and is located in the centre of Stradbally Village which is 11km from Portlaoise & M7 Motorway and 13km from Athy. The property is accessed to the rear via electric gates and stands on a lovely mature site overlooking Cosby Hall. The gardens are walled in which provides privacy and are mainly in lawn with mature shrubs and herbaceous borders. Although the entire requires some modernisation it is generally in good repair with some fine plasterwork, window shutters and fireplaces.



ACCOMMODATION:

Entrance Hall:	3m x 2.8m	With fanlight, cornice, centre rose
Drawingroom:	5.7m x 4.8m	Cornice, marble fireplace, French doors to garden
Diningroom:	4.8m x 5.6m	Coving, cast iron fireplace
Larder/Garage	4.8m x 3.7m	Door to outside
Bathroom:	1.8m x 3.5m	w.c., w.h.b., tiled floor, shower
TV Room:	4.7m x 5.5m	Cornice, hot press
Kitchen:	5m x 3m	Fitted presses, door outside

FIRST FLOOR:

First Return:		
Bedroom 1:	5m x 4.7m	Built in presses, connected to
Bedroom 2:	3m x 5m	
Bathroom:	2.1m x 3.6m	Wooden floor, w.c., w.h.b., bath and shower

ACCOMMODATION CONT/D:

Second Return:

Bedroom 3:	5.7m x 4.7m	Cornice (Jack and Jill)
Bathroom:	2.8m x 3m	w.c., w.h.b., bath
Bedroom 4:	4.8m x 5.6m	Cornice, shuttering, cast iron fireplace

SECOND FLOOR:

Storage/Attic



OUTSIDE:

- Mature walled in garden mainly in lawn.
- Patio area.
- Electric gates to rear access.
- Side access at 2 points.

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SERVICES:

Mains water, mains drainage, electricity, oil fired central heating.

SOLICITOR:

Osbornes Solicitors, Abbey Moate House, Abbey Street, Naas, Co. Kildare.

INCLUSIONS:

Carpets, curtains, blinds & light fittings.

GUIDE PRICE: Excess €200,000

BER: Exempt

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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