

**FEATURES :**

- House is alarmed
- Sensor lights outside and lighting in all outbuildings
- Oil tank in shed beside house – has electricity
- Excellent location and nicely located c. 200 yards off the main road
- Additional land can be purchased with house
- Oil Aga in kitchen, back boiler in living room

**SERVICES :**

- Oil fired central heating
- Telephone & ESB
- Group Water Scheme
- Septic Tank

**SALE TO INCLUDE**

- All carpets, curtains and light fittings
- All kitchen appliances

**BER RATING (to follow)**

**LOCATION**

- 2½ miles from Thomastown, Bennettsbridge and Stoneyford
- 7 miles to Kilkenny City
- 1 mile from Mount Juliet Estate

**SOLICITOR :** Roseanne Murphy, Smithwick Solicitors, Parliament St, Kilkenny.  
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## RATHDUFF, THOMASTOWN, CO.KILKENNY.

**C.42½ ACRE RESIDENTIAL HOLDING  
(IN LOTS)**



**FOR SALE BY PUBLIC AUCTION  
THURSDAY 30<sup>TH</sup> JULY, 2015 AT 3PM  
IN THE CLUB HOUSE HOTEL, KILKENNY.**

## **42½ ACRE (17.20 HECTARES) RESIDENTIAL HOLDING**

These lands will be offered for sale by public auction in the following lots:-

### **LOT 1 c.17.78 Acres**

These quality lands are in 3 divisions with public road access entry to the lands

### **LOT 2 : c.9.79 Acres**

This excellent independent field has short laneway access from the public road.

### **LOT 3 : Residence on c.15 Acres**

This prime roadside holding is in four divisions, suitable for any farming enterprise and includes farm buildings and the two-storey farmhouse.

### **LOT 4 : c.14 Acre Roadside Lands**

### **LOT 5 : Two-storey farmhouse on c.1 acre**

The residence comprises of kitchen, two reception, 3 bedrooms and bathroom. Farmyard contains haybarn, lean-to, out offices and includes a small paddock.

## **RESIDENTIAL ACCOMMODATION COMPRISES OF THE FOLLOWING:**

### **GROUND FLOOR**

#### **Entrance Hallway**

**11'03" x 5'09" (3.36 x 1.55)**

Tiled floor, stairs to first floor accommodation, door into kitchen and double doors to your left on entering to reception rooms and bathroom. (older part of house)

#### **Kitchen – Dining**

**17'5" x 15'5" (5.34 x 4.72)**

Pine kitchen units at floor and eye level, tiled between units, includes electric over cooker, extractor fan, fridge, washing machine and Stanley oil cooker. Door leads into walk-in hotpress.



#### **Sitting Room**

**11'6" x 10'7" (3.53 x 3.26)**

Tiled fireplace with electric fire, carpet flooring

#### **Living Room**

**14'6" x 11'3 (4.45 x 3.44)**

Fireplace with back boiler

#### **Bathroom**

**11'5" x 6'2" (3.5 x 1.89)**

WHB, WC and Bath, Vinyl flooring, tiled around bath area

### **FIRST FLOOR**

#### **Bedroom 1**

**17'2" x 8'3" (2.34 x 2.74)**

Carpet flooring, built-in wardrobes with vanity unit



#### **Bedroom 2**

**9'01" x 7'7" (2.74 x 2.34)**

WC, WHB and Mira Electric Shower

#### **Bedroom 3**

**11'7" x 10'7" (3.57 x 3.26)**

Bed 3 and 4 are part of the original build and you walk through Bed 3 to 4.

#### **Bedroom 4**

**15'2" x 14'5" (4.63 x 4.41)**

Carpet flooring

### **OUTBUILDINGS:-**

- Shed off the house, this houses the oil tank.
- Two sheds to one end of yard, both with electricity
- Cow shed, dog kennel / fuel shed



*0.33 of an acre off the farmyard (beside haybarn) & field above the house accessed from road*