

**EIRCODE** R95N9K3  
**FOLIO** KK23960F  
**AREA** 31.24 HA / 77.2 ACRES

**BER RATING**

**SERVICES**

- Oil Fired Central Heating
- Telephone & ESB
- Mains Water
- Septic Tank on site

**FEATURES**

- Compact 2 bedroom property in a fabulous location
- Solid fuel stove in the living area
- Located less than 1km off the Thomastown / Dungarvan Road
- 3km to Thomastown
- 20 mins drive to Kilkenny City
- 1hr 20 mins to Dublin



## KILMURRY, THOMASTOWN, CO. KILKENNY.

### C.77 ACRE RESIDENTIAL HOLDING

#### FOR SALE BY PRIVATE TREATY



This is a fine holding, presently in pasture, all in one block with c.71½ acres together on one side of the road and c.5 acres opposite with site potential.

These lands will be offered in the following lots :

**Lot 1** : c.72 acres with Lodge

**Lot 2** : Lodge on c. ½ acre

**Lot 3** : c.71½ Acres      **Lot 4** : c.5 Acres

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Kitchen – Dining Area	20’08 x 9’06 (6.12 x 2.76)
Living Area	15’03 x 14’06 (4.58 x 4.28)

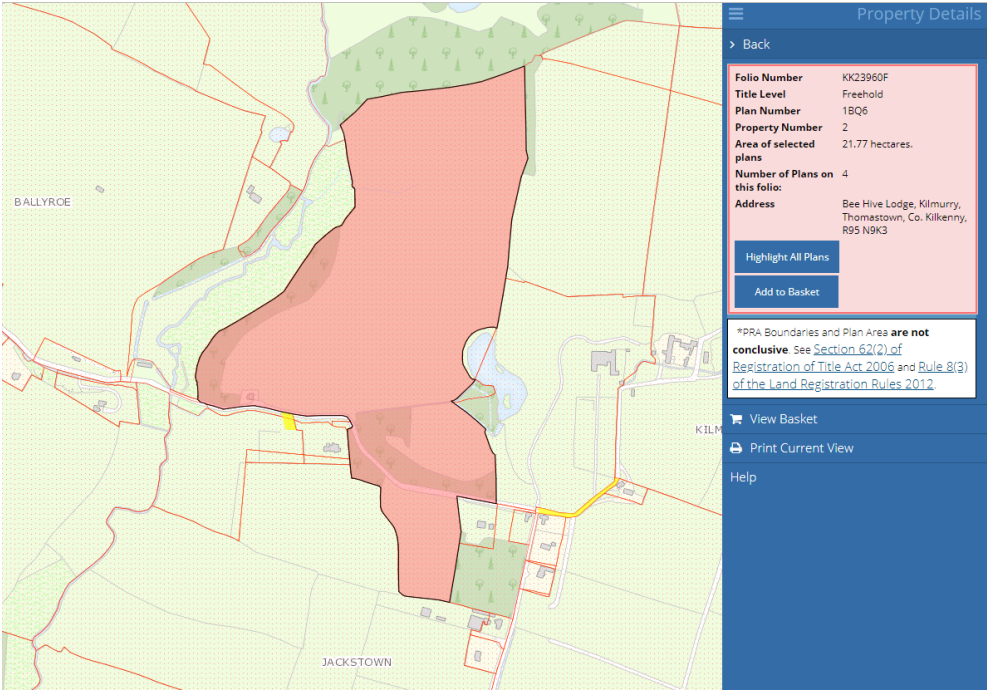
Open plan kitchen – dining- living area with timber effect flooring in the dining – living area, tiled floor in the kitchen, units at floor and eye level with tiled backsplash. Includes electric oven with 4 ring hob and extractor fan overhead, washing machine, dishwasher and fridge freezer. Recess lighting throughout. Front door leads directly into the living area and there’s a door from kitchen out to the side of the property.

Bathroom	10’ x 5’11 (3.04 x 1.56)
WHB, WC and Mira Electric shower, tiled floor and tiled around the shower.	

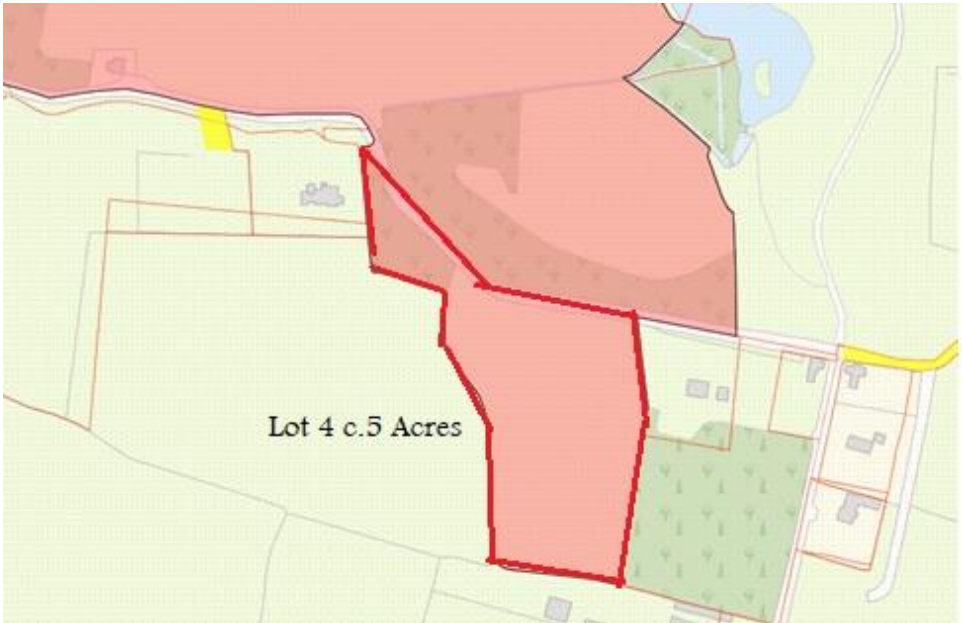
Bedroom 1	12’09 x 13’02 (3.68 x 3.96)	Timber effect flooring
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Bedroom 2	12’09 x 11’07 (3.68 x 3.37)	Timber effect flooring
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Hallway	Timber effect flooring, hot press, stairs to attic (this is floored)	
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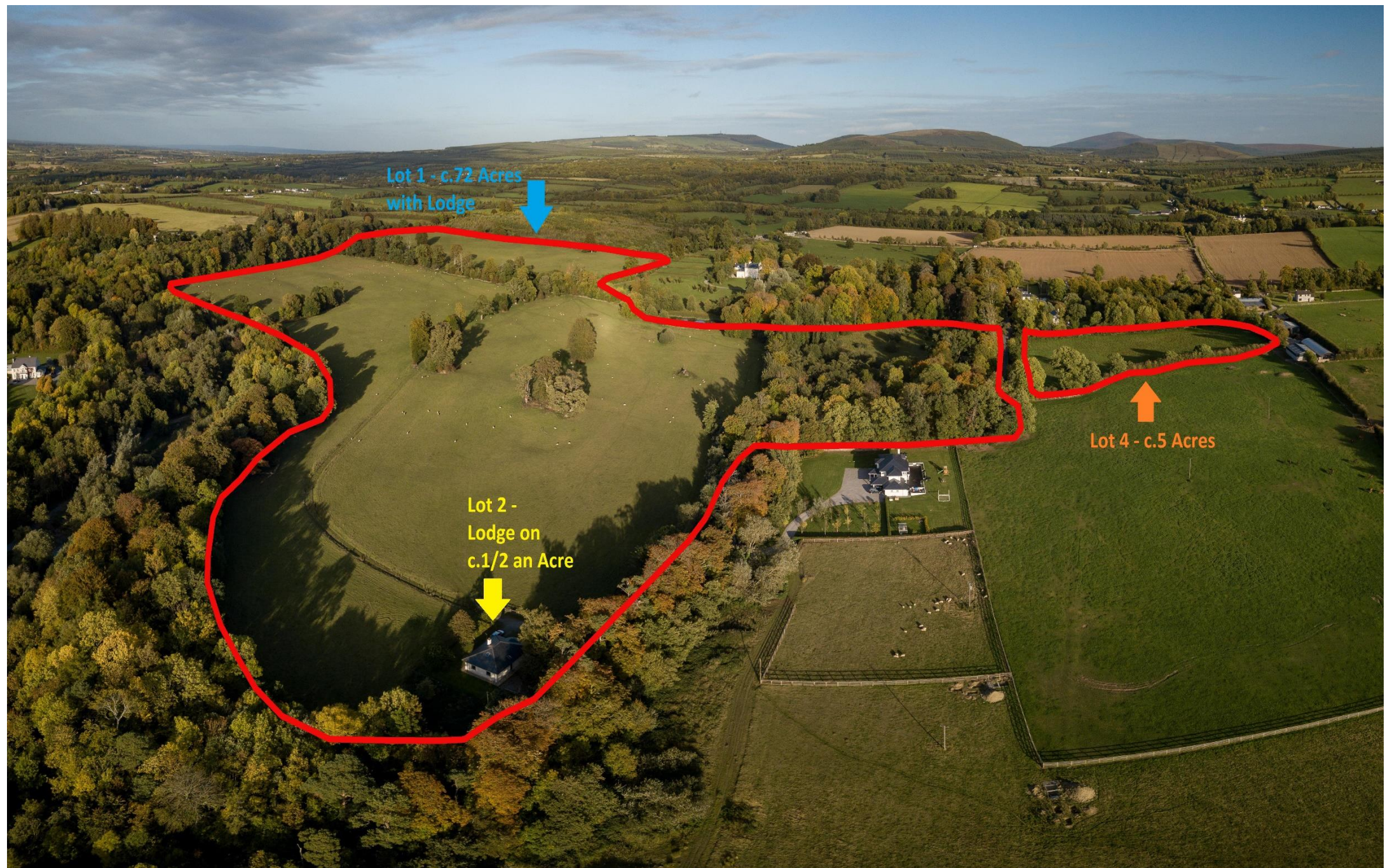


*The Entire Holding c.71 ½ Acre*



*Lot 4 : c.5 Acres*









BOTH IMAGES OF LOT 4 – c.5 ACRES