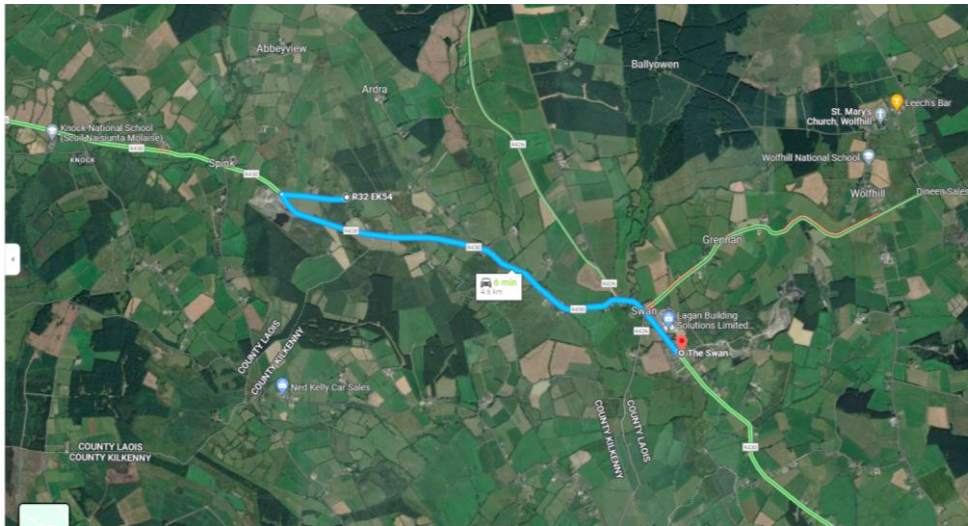


### DIRECTIONS - R32 EK54

The Swan 4km, Abbeyleix 11½ km, Portlaoise 21½ km. Castlecomer 13.9km  
Note – there are signs up on the main road on the various lots and also a sign with arrow leading to the side road L77922 up towards the house and c.14 acres.



## Knockbaun, Abbeyleix, Co. Laois. R32 EK54

### c.53 ACRE RESIDENTIAL HOLDING

**FOR SALE BY PUBLIC AUCTION**  
**Friday 2<sup>nd</sup> Sept. 2022 at 3pm**  
**In Manor Hotel, Abbeyleix, Co. Laois.**



Great opportunity to acquire roadside lands including farmhouse and out-offices. To be offered in the following lots:-

- Lot 1** : c.38 Acres including slatted accommodation  
**Lot 2** c.14 acres of roadside lands **Lot 3** : Farmhouse & out-offices on c.1 acre **Lot 4** : Farmhouse plus c.14 acres

**Solicitor** : Michael Kelly, Howell Solrs, Dublin Ph : 01 4030777

## LOT 1 c.38 ACRES OF ROADSIDE LANDS

These lands have excellent frontage onto the main Abeyleix / Carlow Road. The land at present is divided with 3 fields under tillage, 2 fields in grass and 1 field beside slatted shed in need of rehabilitation and a reseeding programme.

## Lot 2 c.14 ACRES

These lands are located on a side road from the main road and have ample road frontage. Good grass field which would benefit from reseeding.

## LOT 3 TWO-STOREY FARMHOUSE

This is nicely located, has some out-offices and is standing on c.1 acre-details below.

### ACCOMMODATION COMPRISES OF THE FOLLOWING: ~

#### GROUND FLOOR

Porch	9'06 x 6'04 (2.8 x 1.8)	Vinyl flooring
Sitting Room	16'08 x 13'04 (4.9 x 4)	Carpet flooring, Tiled fireplace

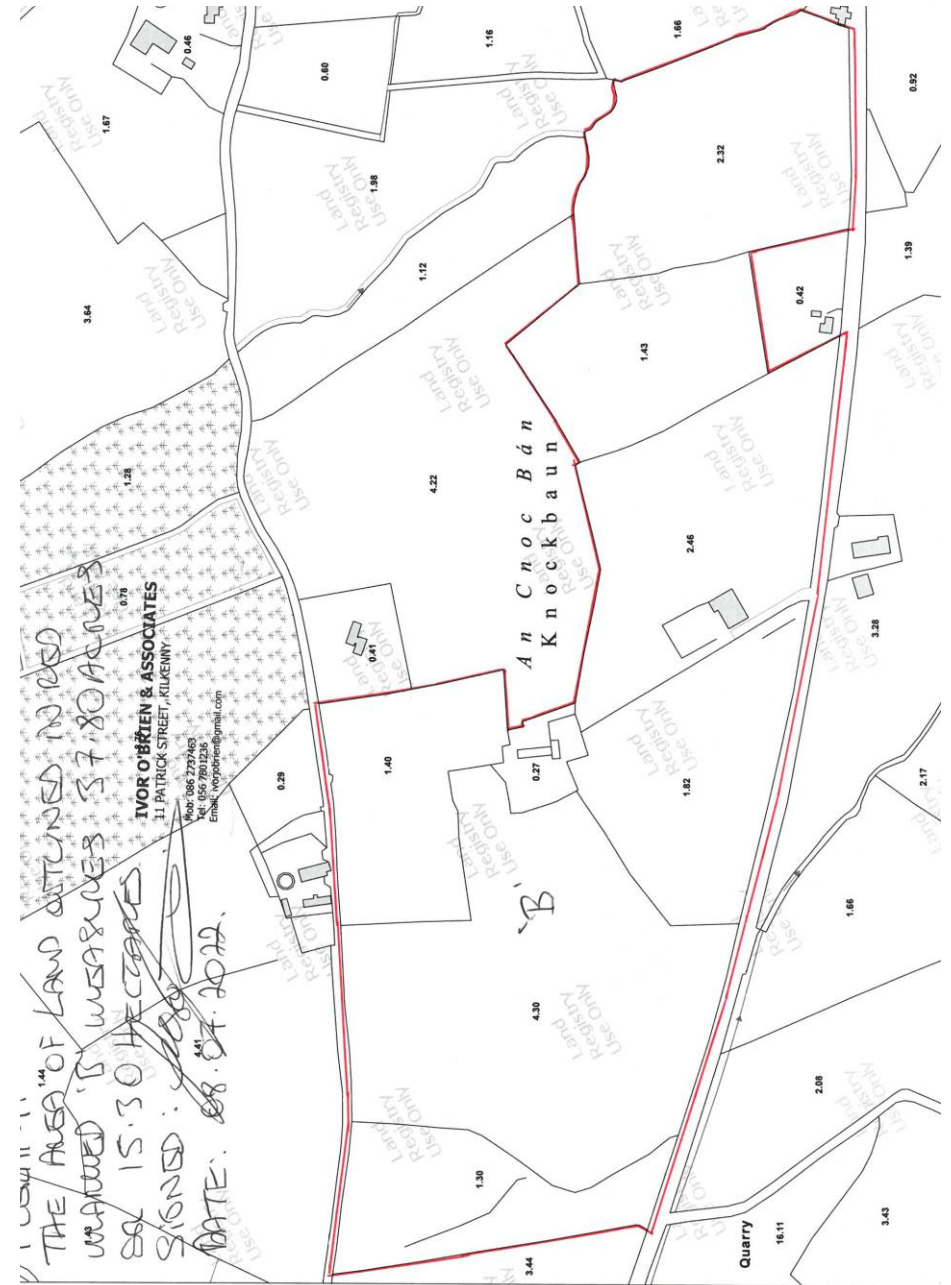


Hallway	12'05 x 2'11 (3.7 x 0.64)	Vinyl flooring, carpet stairwell to first floor
Livingroom	10' x 12'05 (3.05 x 3.7)	Carpet flooring, solid fuel stove
Kitchen	13'05 x 10'07 (4 x 3.1)	Vinyl flooring

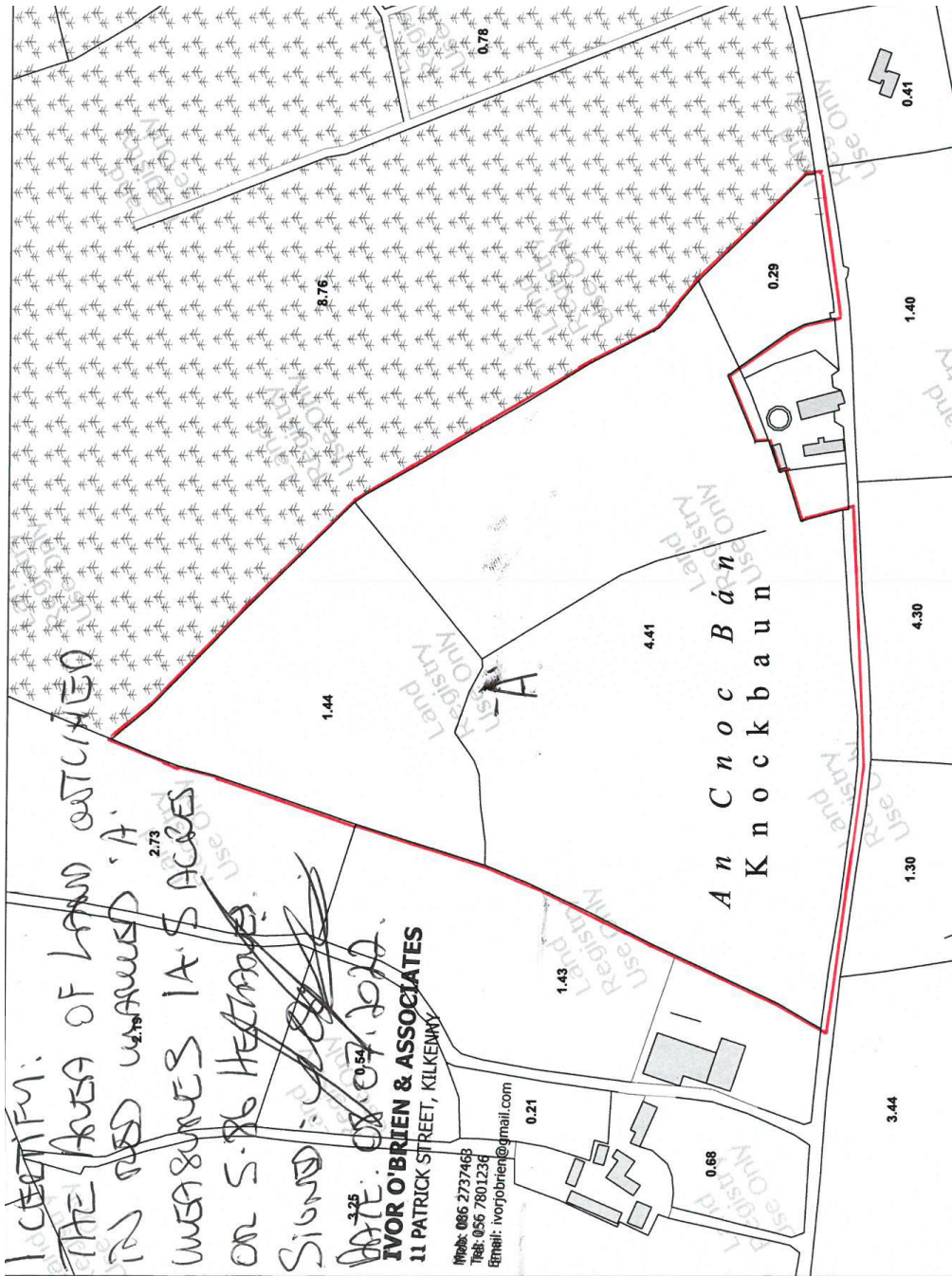


#### FIRST FLOOR

Bedroom 1	14'03 x 11'03 (4.3 x 3.4)	Carpet flooring, tiled fireplace
Bedroom 2	12'08 x 11' (3.7 x 3.6)	Carpet flooring



**LOT 1 : c.38 ACRES**



**LOTS 2 & 3 (House and c.14 Acres)**

**Bedroom 3** 16'09 x 11' (4.9 x 3.6)

Carpet flooring

**Bathroom** 10'10 x 6' (3.1 x 1.8)

WHB, WC & Bath, Vinyl flooring



**SERVICES**

Air-to-water heating, own well and septic tank

**BER**

to follow

**FOLIO'S**

LS2951 & LS2974



**PART OF LOTS 2 & 3**



*LOT 1 : C.38 ACRES*



*Part of Lot 1 (tillage!)*



*LOT 2 & 3 (HOUSE & C.14 ACRES)*



*Part of Lot 1 (sheds)*

