Pat Gannon Auctioneers Ltd. 55 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com *Muffome.ie* **Caft.ie**

Licence No: 003442

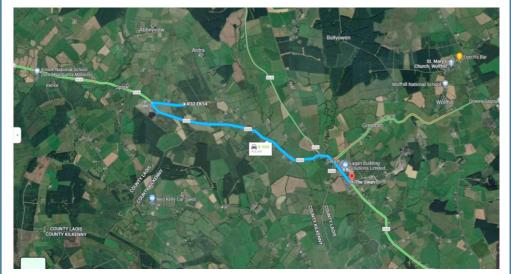


Auctioneer Valuer Estate Agent

DIRECTIONS ~ R32 EK54

The Swan 4km, Abbeyleix $11\frac{1}{2}$ km, Portlaoise $21\frac{1}{2}$ 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.





indly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for accuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen y appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to pur exact requirements.

Knockbaun, Abbeyleix, Co. Laois. R32 EK54

c.53 ACRE RESIDENTIAL HOLDING

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



Great opportunity to acquire roadside lands including farmhouse and outoffices. 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 locatd 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

Sitting Room

Porch 9'06 x 6'04 (2.8 x 1.8)

16'08 x 13'04 (4.9 x 4) Carpet floor

(4) Carpet flooring, Tiled fireplace

Vinyl flooring



 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

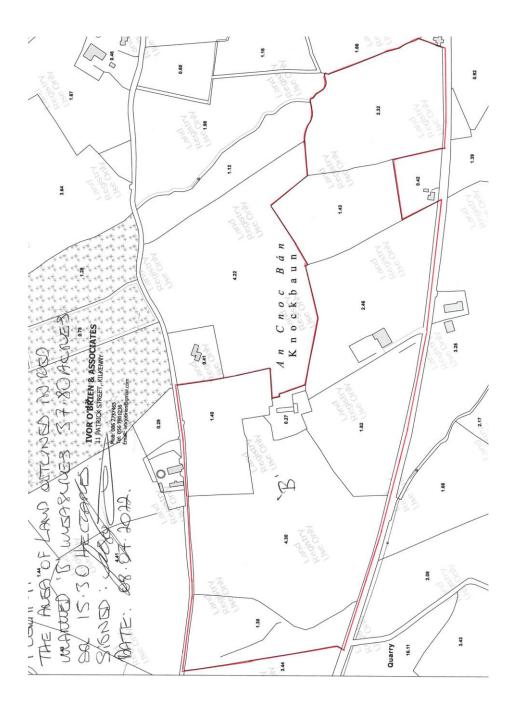
 Kitchen
 13'05 x 10'07 (4 x 3.1)
 Vinyl flooring



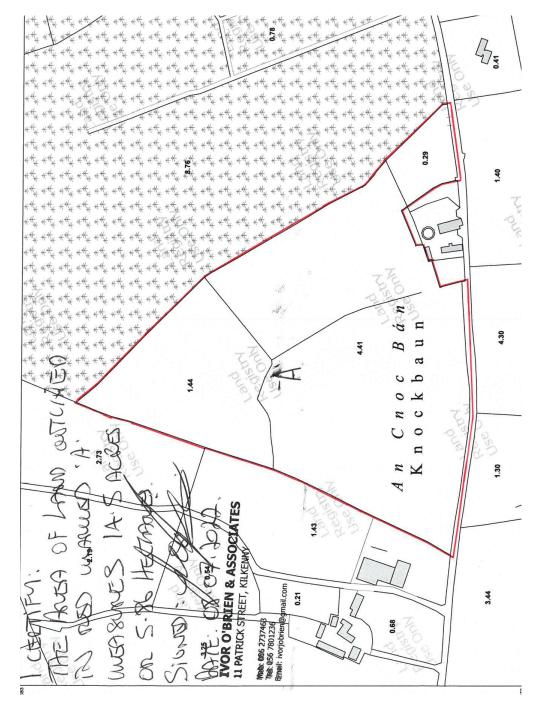
FIRST FLOOR

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



| 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

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



LOT 1 : C.38 ACRES



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









Part of Lot 1 (sheds)

