

Moneynamuck, Johnstown, Co. Kilkenny.

E41 DH22

For Sale By Private Treaty



Charming Country cottage on 0.6 acres

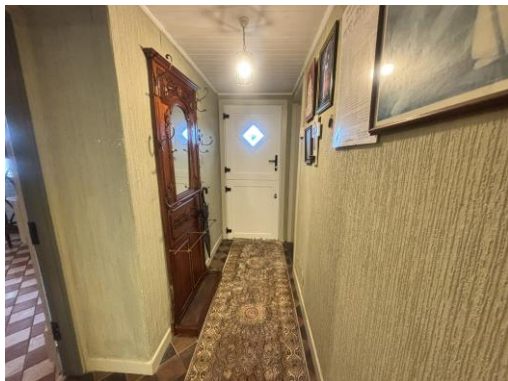
Nestled in a peaceful rural setting, this delightful country cottage offers a warm and inviting atmosphere throughout. The accommodation comprises an entrance hallway, kitchen, a comfortable living room, two bedrooms, and a bathroom. Tastefully presented and set on approximately 0.6 acres, this property is ideal for those seeking tranquility and charm in the countryside.

Guide Price : €150,000

Accommodation comprises of the following : -

Entrance Hallway 9'9 x 3'6 (3.0 x 1.1)

Tiled floor



Living Room 13'6 x 9'2 (4.1 x 2.8)

A warm and inviting space featuring a charming fireplace with a solid fuel stove, perfect for cozy evenings. The room is enhanced by tiled flooring and a timber-panelled ceiling, adding to its rustic appeal. Conveniently, it offers direct access to a bedroom, the hallway, and the kitchen.



Kitchen 12'5 10'8 (3.8 x 3.3)

Fitted with floor-level units and a freestanding storage unit, this kitchen also includes a convenient breakfast counter. Tiled backsplash and floor add a clean finish with a timber-paneled ceiling that enhances the cozy country feel.



Bedroom 1 8'2 x 13'8 (104 x 4.2)

Currently used as an office. Carpet flooring, feature brick wall on chimney with dormant fireplace.



Bedroom 2 8'9 x 10'1 (2.7 x 3.1)

Carpet flooring, built-in wardrobes



Bathroom 5'9 x 5'5 (1.8 x 1.7)

WHB, WC and Shower – Triton T80si, tiled floor to ceiling.



> Back

Folio Number	KK1635F
Title Level	Freehold
Plan Number	9
Property Number	1
Area of selected plans	0.24 hectares.
Number of Plans on this folio:	1
Address	Moneynamuck, Johnstown, Co. Kilkenny, E41 DH22

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*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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Folio : KK1635F – 0.24 hectares / 0.59 acres

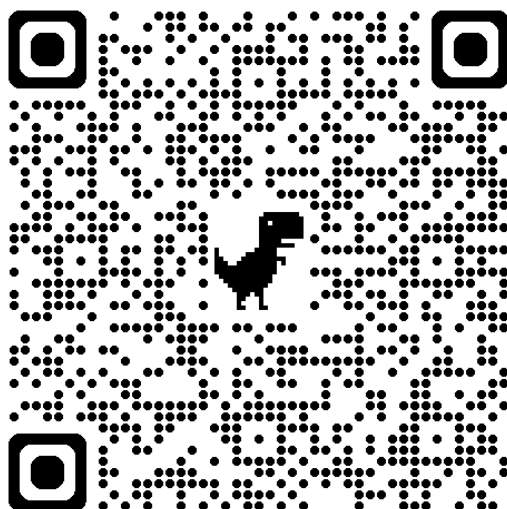
Building Energy Rating (BER)

BER for the building detailed below is: **G**

Address	MONEYNAMUCK JOHNSTOWN THURLES CO. TIPPERARY
Eircode	E41DH22
BER Number	115447971
Date of Issue	26/08/2022
Valid Until	26/08/2032
Assessor Number	102034

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.



Link to Video

SERVICES

- *Private Well*
- *Septic Tank*
- *Solid fuel heating*
- *Option to reconnect oil heating*

FEATURES

- *2 Bed; 1 Bath*
- *0.6 acre site – potential to extend S.P.P.*
- *Out-buildings to rear*

Originally built in the 1950s, this charming cottage has been thoughtfully modernised in recent years and is nicely presented throughout. Set in a tranquil countryside location, the property offers both character and comfort.

Conveniently located less than 1km from Galmoy National School, with Johnstown just 6km away and Gathabawn 7km, it combines rural living with easy access to nearby amenities.

Viewing By Appointment!