

<b>SERVICES</b>	Oil fired central heating, well and septic tank
<b>BER RATING</b>	to follow!
<b>FEATURES</b>	Charming detached farmhouse with numerous out-buildings. 3 bed, 1 bathrooms, house being offered on 5¼ acres.
<b>SALE TO INCLUDE</b>	All carpets, curtains and light fittings, built-in kitchen appliances.
<b>LOCATION</b>	R21 FP95 – 5.7km from Bagenalstown; 14.4km to Borris – Signs will be erected on the various lots.



Viewing By Appointment Only

## Carrigbeg & Coolnapish, Bagenalstown, Co. Carlow. R21 FP95

### **C85 ACRE RESIDENTIAL HOLDING**

FOR SALE BY PUBLIC AUCTION

FRIDAY 23<sup>RD</sup> SEPTEMBER 2022

IN THE LORD BAGENAL HOTEL, LEIGHLINBRIDGE AT 3PM



This is a prime roadside holding in a very good location and will be offered as follows:

**Lot 1** : The Entire – 85¼ Acre Residential Holding

**Lot 2** : c28 Acres with Farmhouse & Out-offices

**Lot 3** : c22¾ Acres of Roadside Lands

**Lot 4** : Two-storey Farmhouse & Out-buildings on 5¼ Acres

**SOLICITOR** : **Justin Cody, James Cody & Sons, Bagenalstown, Ph : 059 9721303**

Charming two-storey farmhouse with single storey extension to the right, in a beautiful rural setting, walled in front garden and numerous out-offices, yard, crush and haybarn. Accessed via short laneway access with lands to both sides. Accommodation includes entrance hallway, sittingroom, kitchen-dining and bedroom on ground floor with bathroom and two large bedrooms on first floor.



**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**GROUND FLOOR**

- Entrance Porch** 7'10 x 7' (2.16 x 2.10) Vinyl flooring, with carpet stairwell to first floor.
- Sitting Room** 14'02 x 14'05 (4.27 x 4.28) Carpet flooring, Cast Iron fireplace with electric fire, timber panelled ceiling.
- Kitchen-Dining** 16'10 x 17'06 (4.9 x 5.19) Vinyl flooring, kitchen units at floor and eye level, includes Whirlpool dryer, Powerpoint dishwasher, Zanussi Washing, Stanley oil cooker, door to yard.

**Bedroom 1** 13'11 x 14'02 (4' x 4.27) Tiled floor

**FIRST FLOOR**

- Bathroom** 12' x 7'02 (3.65 x 2.14) WHB, WC and Triton T90i electric shower over the bath, Vinyl flooring.
- Landing** 7'01 x 5'06 (2.13 x 1.54) Carpet flooring, timber panelled ceiling
- Bedroom 2** 14'07 x 14'01 (4.28 x 4.27) Vinyl flooring, 2 x windows
- Bedroom 3** 13'10 x 14'01 (4 x 4.27) Carpet flooring, timber panelled ceiling, cast iron fire place, 2 x windows.



Property Details

Chain Number	04231 F
Title Level	Finalist
Plan Number	6
Property Number	1
Number of Bedrooms	3
Number of Bathrooms	1
Number of Floors on	1
Address	Cring Bog, Maura Binnig, Co. Carlow, E21 P955

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\*PPA Boundaries and Plan Area are not conclusive. See the Planning Authority for the latest version of the Land Registration Rules, 2012.

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637516 603590  
 Cring Bog  
 Maura Binnig  
 Carlow East  
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 County

*Lot 2 : c28 Acres with Farmhouse & Out-buildings*