

icence No: 003442

Auctioneer Valuer Estate Agent

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

C85 ACRE RESIDENTIAL HOLDING

FOR SALE BY PUBLIC AUCTION FRIDAY 23RD 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 – 85¹/₄ 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 51/4 Acres

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

SERVICES Oil fired central heating, well and septic tank

BER RATING to follow!

FEATURES Charming detached farmhouse with numerous out-buildings.

3 bed, 1 bathrooms, house being offered on $5\frac{1}{4}$ acres.

SALE TO INCLUDE All carpets, curtains and light fittings, built-in kitchen appliances.

LOCATION R21 FP95 – 5.7km from Bagenalstown; 14.4km to Borris – Signs will be erected

on the various lots.













Viewing By Appointment Only





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

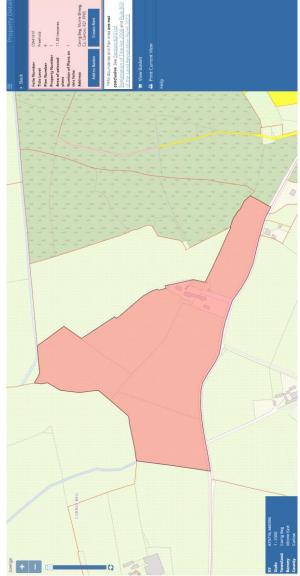
place, 2 x windows.











Lot 2: c28 Acres with Farmhouse & Out-buildings