

LOCATION Lovely rural location only a short distance outside Abbeyleix, from Durrow direction take a left turn just after the service station on the right, continue to end of this road, turn left and then take the first right, the property is a short distance down on the left hand side. 2.8km Abbeyleix; 15.4km Portlaoise, 9.4km Durrow; 1hr 20 mins Dublin City; 1hr 40 mins Cork City.

SOLICITOR : John G. Lanigan, John Lanigan & Nolan, Kilkenny. Ph : 056 7721040



THE WARREN, OLDTOWN, ABBEYLEIX, CO. LAOIS. R32 TF10.

RESIDENTIAL HOLDING OF 5.29 HA / c.13.07 ACRES

For Sale By Public Auction

(Unless Previously Sold)

On Thursday 26th November 2020 at 2pm
On the Lands



We are delighted to be offering this holding with single storey residence, farm buildings, numerous out-buildings on 13.9 acres in this wonderful rural location only a few minutes outside Abbeyleix, to be offered in lots as follows:

Lot 1 : The Entire **Lot 2 :** Residence & outbuildings on c.0.55 Acres
Lot 3 : c.12½ Acres with Farm Buildings

Guide Price : €300,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

- Entrance Hallway** 13'09 x 5'11 (3.10 x 1.56)
- Kitchen** 14'02 x 12'10 (4.27 x 3.68)
Kitchen units at floor level, vinyl flooring, door leading out to yard.
- Sitting Room** 10'05 x 9'11 (3.06 x 2.8)
Brick fireplace with marble heart
- Bedroom 1** 12'10 x 10'06 (3.7 x 3.07)
- Bedroom 2** 11'06 x 11'05 (3.4 x 3.4)
- Bathroom** 7' x 8'06 (2.13 x 2.46)
W.H.B., WC and Bath, vinyl flooring, tiled around bath and WHB

SERVICES : Septic tank and own well, solid fuel central heating.

BER D2 (BER NO 113448088)

FOLIO LS10847

