

53 John Street Upper, Kilkenny. R95 TV20

For Sale By Private Treaty



No.53 is a vacant property located opposite The Kilford Arms Hotel on John Street.

This property has been stripped back and is ready for re-construction.

There is a large enclosed yard to the rear.

Ber : C3 (Ber No. 800973521)

GUIDE PRICE : €285,000

This property is located directly across from The Kilford Arms Hotel, just a short stroll from Langtons and a variety of licensed establishments and businesses on Upper John Street. It's only a 2-3 minute walk to McDonagh Junction Shopping Centre and the Train Station.

The property has been fully stripped and is ready for reconstruction.

The main front area measures 34.9 sq m (7.110 x 4.909 m) with the floors removed, providing an open space from floor to ceiling.

Additionally, there is a kitchen area (1.923 x 1.58) with access to a rear enclosed yard, and a single-story room at the back (5.230 x 2.953).

Excellent potential for residential / commercial.



SERVICES

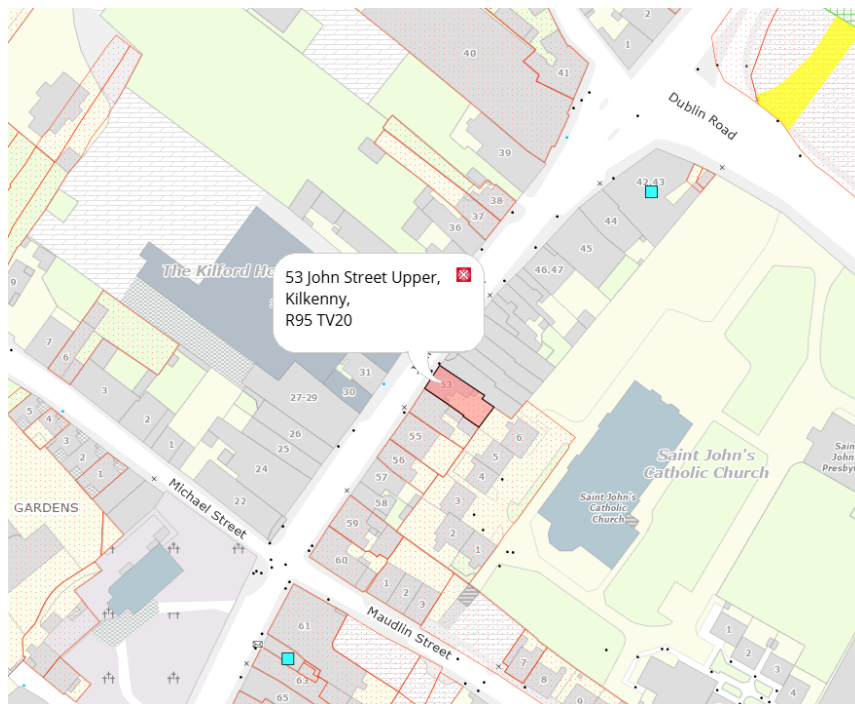
- Oil Fired Central Heating
- Mains Water
- Mains Sewerage

FEATURES

- Super location on John Street
- Large Enclosed Yard to Rear
- Zoned General Business







Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, 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 All offers are subject to the property being unsold, let or withdrawn.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 by 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 your exact requirements.