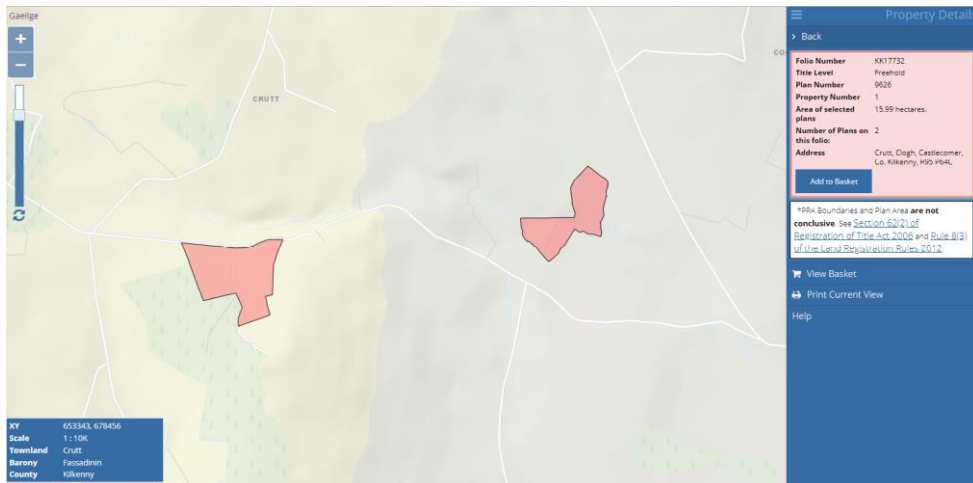


Folios KK17732 & KK5992

Directions From Castlecomer, drive out the Clogh road, continue past Deerpark and take the next left turn (house on your right), continue to the end of this road to a T-Junction and directly in front of you, there is laneway access to Lot 1 – residence and c.16 acres. Lot 2 : 23½ acres is located about 1km further up the road, so turning left at the T Junction. Lot 3 : 7½ Acres – turn right at the T-Junction and continue down this road to another T-Junction and take a left, the lands are over on the right hand side – sign up on all lots!

Eircode R95 P64C

Solicitor John Holland, Holland Condon, Castlecomer, Co. Kilkenny.
Ph : 056 4441219



CRUTT, CASTLECOMER, CO. KILKENNY.

C.46½ ACRE RESIDENTIAL HOLDING



For Sale By Public Auction on Tuesday 4th Sept 2018 at 3pm in the Club House Hotel, Kilkenny. This holding will be offered in lots as follows:

Lot 1 : c.16 Acres Residential Holding

This parcel includes a single storey residence comprising kitchen, livingroom, 2 bedrooms, bathroom and utility. Nicely presented. The land is all in pasture and has a good natural water supply and includes a number of out offices. The property is located a short distance from the public road.

Lot 2 : c.23 ½ Acres of Roadside Lands

These lands are all in pasture and are divided by an agricultural entrance to an adjoining holding.

Lot 3 : c.7 ½ Acres of Grassland

This independent parcel is in three divisions with a right of way access only from the public road.

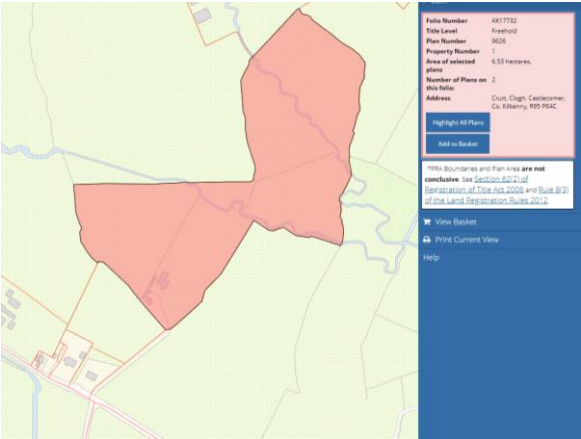
This is a single storey tiled roof residence over 100 years old, with a floor area of 70 sq m, situated at the rear of a 150m farm road, and comprises of entrance porch, kitchen, sittingroom, bedroom, bathroom and utility. Walled in yard to the front, with pump house to the left and a shed with a galvanised roof to the right. There's a two-span haybarn with lean-to and adjoining livestock houses. This property is only vacant since September 2017 and requires some modernisation.

ACCOMMODATION COMPRISES OF :-

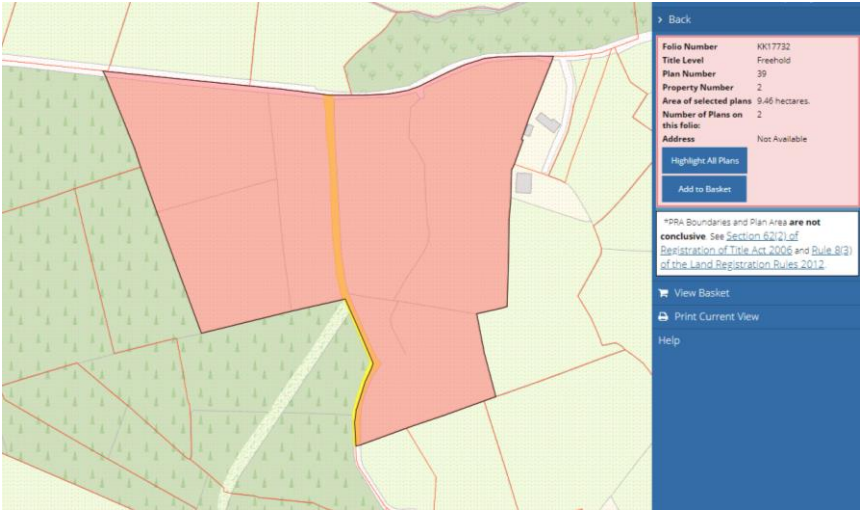
Kitchen/Utility	6'9 x 6'4 (2.1 x 1.95)
Dining/Living	15'3 x 12'3 (4.66 x 3.74)
Sittingroom	12'5 x 12'05 (3.81 x 3.67)
Bedroom 1	11' x 11'4 (3.35 x 3.47)
Bedroom 2	9'7 x 9' (2.95 x 2.74)
Hallway	3' x 9'9 (0.91 x 3.01)
Bathroom	4'7 x 8'5 (1.43 x 2.59)



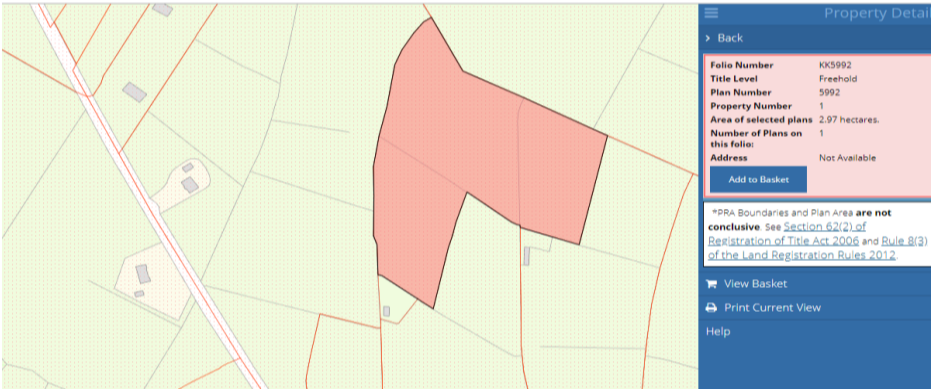
Services	Own water supply Septic Tank Telephone & ESB
Eircode	R95 P64C



LOT 1 – c.16 Acre Residential Holding



LOT 2 – c.23½ Acres of Roadside Lands



LOT 3 – c.7½ Acres of Grassland