

This is a top quality farm, all in pasture in a prime farming area, c.1km to the village. It can be offered for sale in one or more lots as follows:

Lot 1 : The Entire – c.48 Acres with Residence and Farm Buildings

Lot 2 : c.30 Acres

Lot 3 : c.18.2 Acres with residence and farm buildings

Lot 4 : c.17½ Acres

Lot 5 : Residence on c. ¾ acre site.

This is a charming two-storey residence in a serene sylvan setting with mature gardens and a stream running along the end of the site. It stands on c.3/4 acre with tarmac driveway, landscaped gardens and includes a 2 bay haybarn, fuel shed, tool shed, tie-up cowbyre and garage. The property was constructed pre 1930 with a floor area of c.120 sq m and a single storey addition of c.32 sq m was added in 1985.



LOCATION / DIRECTIONS

- Tullaroan c.1 mile
- Kilkenny c.9 miles
- Freshford c.5 miles
- Less than 10 mins drive to Cork / Dublin motorway at Urlingford

SERVICES

- Private water
- Private sewerage System
- Oil fired central heating

Solicitor : Brian Kiely, Poe Kiely Hogan Lanigan, 21 Patrick Street, Kilkenny.

BRITTAS, TULLAROAN, CO. KILKENNY.



c.48 ACRE RESIDENTIAL HOLDING **(in lots)**

**FOR SALE
BY PUBLIC AUCTION**

**FRIDAY 12TH SEPTEMBER AT 2PM
IN THE CLUB HOUSE HOTEL, KILKENNY.**

RESIDENTIAL ACCOMMODATION COMPRISES OF:-

GROUND FLOOR

FRONT RECEPTION

4.52 X 2.84 (14'10" X 9'4")

Tiled floor, open fireplace, timber beamed ceiling, staircase leading to first floor accommodation. door to opposite end of room leads out to the back hallway / bathroom and door to right leads into dining – living area....



DINING-LIVING ROOM

4.75 X 3.25 (15'7" X 10'8")

Tiled floor, Stanley oil cooker, hotpress to right of fireplace, timber panelled ceiling, door leads to sittingroom and into kitchen....

KITCHEN

4.78 X 3.48 (15'8" X 11'5")

Kitchen units built in at floor and eye level, tiled between units, Tricity Bendix electric cooker, Bosch washing machine, door leading out to porch / rear of house, door to hallway onto bathroom and door leading back into dining-living area...



SITTINGROOM

4.72 X 5.26 (15'6" X 17'3")

Large bright room, parquet tiled floor, marble fireplace with electric stove sitting in brick inset, TV point, Electric storage heater

PORCH (off kitchen)

1.35 x 0.81 (4'5" x 2'8")

Tiled floor, door leading to rear of property

HALLWAY

3.05 X .36 (9'10" X 7'9")

Tiled floor, door leads to kitchen, front reception and bathroom.

BATHROOM

3.00 X 2.36 (9'10" X 7'9")

WHB, WC, Bath and Triton T90 electric shower. Tiled floor and tiled around bath and shower area.



FIRST FLOOR

BEDROOM 1

4.01 X 3.81 (13'2" X 12'6")

Laminate flooring, built-in wardrobes and built-in units over bed, WHB



BEDROOM 2

3.99 X 3.23 (13'1" X 10'7")

Laminate flooring, built-in units over bed and built-in wardrobes, WHB

BEDROOM 3

5.18 X 4.70 (17' X 15'5")

Laminate flooring, WHB

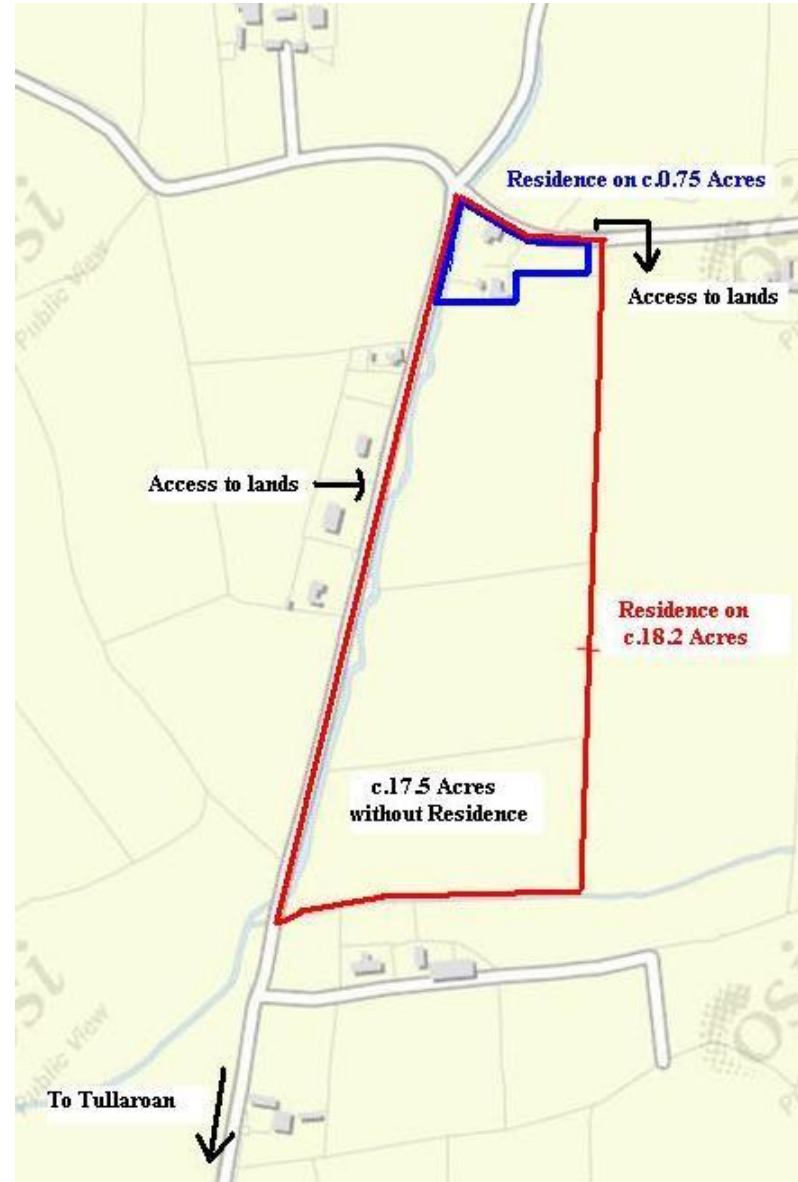
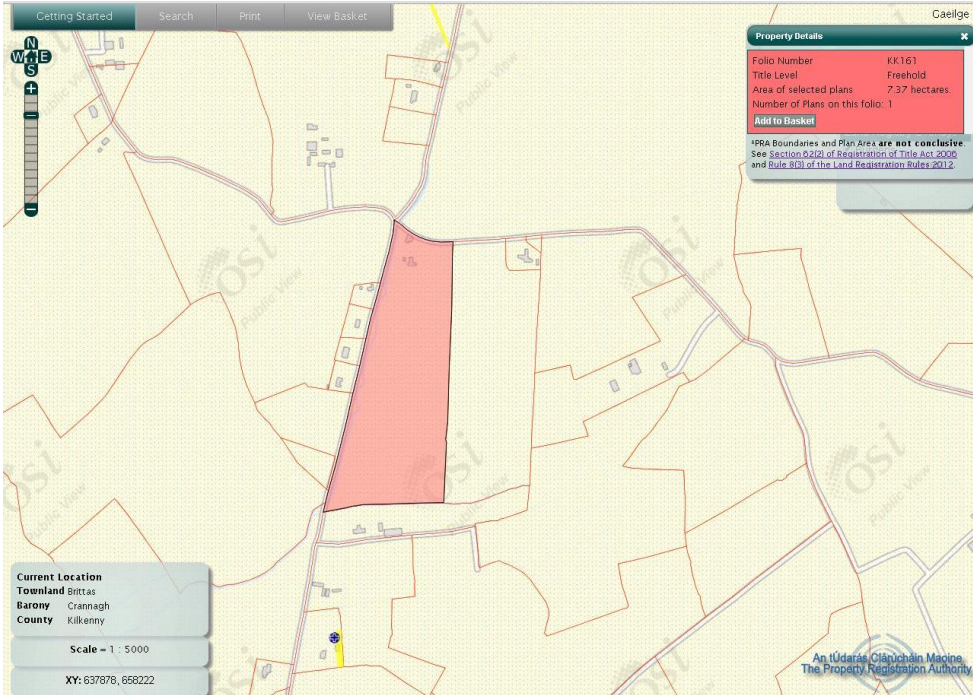


Bedroom 3



Landing

LOT 2 : C.18 ACRES AT BRITTAS



LOT 3 : C.30 ACRES AT LISSBALLYFROOT

