

SERVICES Electricity and Group Water Scheme

BER RATING (to follow)

BUILT Pre 1950

SITE AREA Approx. 0.35 Hectare / 0.86 Acre

LOCATION Located in a nice rural area with a number of neighbouring properties to either side and across the road. Coming out of Freshford it is situated on the right hand side c5km, & c11km to Urlingford (M8 Dublin / Cork Motorway), c20km to Kilkenny City and c27km to Thurles.



Clomantagh, Barna, Via Thurles, Co. Kilkenny. E41 VY83

FOR SALE BY PRIVATE TREATY



Detached cottage on a fantastic elevated site measuring approx.0.35 ha / 0.86 Acre. Accommodation includes entrance porch, hallway with kitchen, sittingroom and 2 bedrooms.

GUIDE PRICE : €100,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

PORCH 3' x 3' (0.91 x 0.91)

HALLWAY 12' x 3' (3.6 x 0.91)

KITCHEN 10' X 10' (3.04 X 3.04)



SITTINGROOM 10' x 9'07 (3.04 x 2.7)

BEDROOM 1 10' X 7'11 (3.04 X 2.2)

BEDROOM 2 10' X 7'07 (3.04 X 2.15)



FOLIO KK36618F

AREA approx. 0.35 Ha / 0.86 Acre



This home has been vacant for the past few years and, is in need of complete modernisation throughout. Sitting on a fantastic site, with excellent scope to extend subject to planning permission.