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**PAT**  
**GANNON** 

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Licence No: 003442

Auctioneer Valuer Estate Agent

# Barnhill, Durrrow, Co. Laois.

## R32H3V6

**For Sale By Private Treaty**



Deceptively spacious two-storey end of terrace house with accommodation to include two reception, kitchen, dining-living area on the ground floor with 3 bedrooms and bathroom on the first floor. Sitting on a large site with gated access to a yard with numerous outbuildings and paddock to the rear.

**GUIDE PRICE : €200,000**

**BER : F (Ber No 119256808)**

## GROUND FLOOR ACCOMMODATION

### Reception 1

11'1 x 12'1 (3.4 x 3.7)

Solid fuel stove, door to stairwell leading to 1<sup>st</sup> floor, doors to reception 2 and kitchen



### Reception 2

14'1 x 8'8 (4.3 x 2.7)

Open tiled fireplace

### Kitchen-Dining

14'1 x 14'1 (4.3 x 4.3)

Solid Fuel Jubilee cooker, units at floor and eye level, hotpress to left of cooker. Doors lead to utility, outside and back to front reception.



### Utility Room

12'8 x 8'2 (3.9 x 2.5)

Units at floor and eye level.

## FIRST FLOOR

### Bedroom 1

11'5 x 10'8 (3.5 x 3.3)

Laminate floor, situated to the front of house.



### Bedroom 2

14'8 x 8'8 (4.5 x 2.7)

Laminate flooring, situated to the front also.

### Bedroom 3

14'1 x 8'5 (4.3 x 2.6)

Carpet floor, built-in wardrobe, situated to rear.



**Bathroom**

4'9 x 9'2 (1.5 x 2.8)

WHB, WC and Bath with Mira Electric shower over bath. Tiled floor and tiled ½ way up the walls.

**Landing**

5'6 x 4'6 (1.7 x 1.4)  
5'2 x 2'7 (1.8 x 0.84)

Carpet flooring.



**SERVICES**

- Mains Water
- Septic Tank on Site
- Oil fired central heating

**FEATURES**

- Super Location
- Deceptively spacious with excellent space outside with numerous outbuildings.



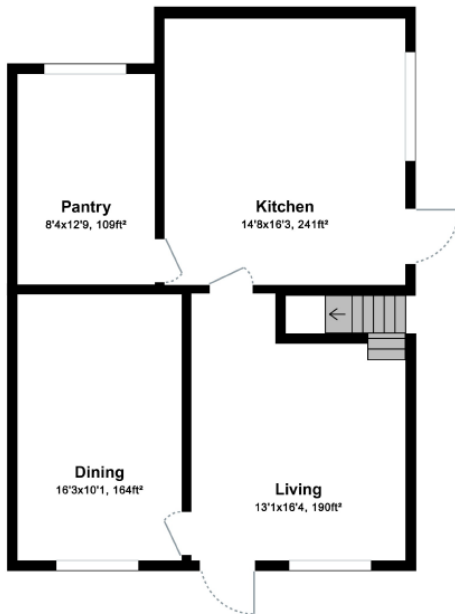
## LOCATION

This property is sitting on the edge of the village coming from Ballyragget.

All facilities, schools, church, shops, pharmacy, pubs, cafes etc are within walking distance.

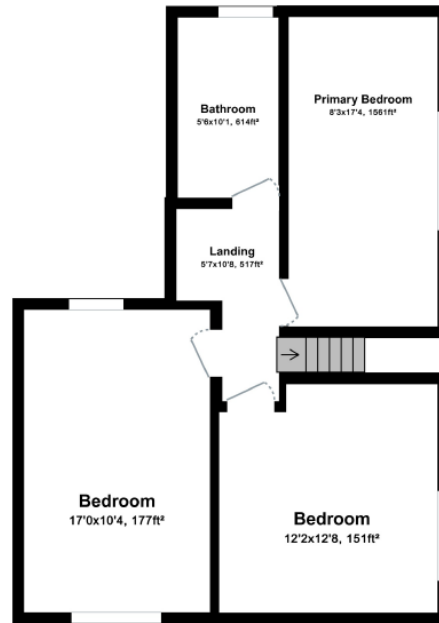
7km to Ballyragget, 18km Castlecomer, 24km Kilkenny City, 25km Portlaoise, 9.5km to Abbeyleix

1.30mins to Dublin Airport; 1hr 40 mins to Cork Airport.



For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



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.