

SERVICES :

- Dual heating system – oil and solid fuel (the solid fuel heats the original / lower part of the house first, the oil heats the kitchen /living areas first)
- Septic Tank and Own Well (pump house)
- Eircom Phonewatch Monitored Alarm System
- Telephone & ESB
- Sky TV service available
- 3G modem broadband (current system)

SALE TO INCLUDE

- All carpets, curtains and light fittings
- All fixtures and fittings
- Kitchen – cooker, fridge and dishwasher

BER RATING E2
SOLICITOR : Donal Dunne

The original house is c.100 years old, the current owners purchased c.30 years ago and extended to the rear, moved the kitchen / sittingroom and converted the attic.

There is short shared laneway access with another family member, with independent access to the subject property. The house and yard can be sold separately as it has an independent entrance to the house and yard.



LOWHILL, BALLINAKILL, CO. LAOIS.

c.27½ Acre Residential Holding

(in 1 or 2 lots)



FOR SALE BY PUBLIC AUCTION

On Wednesday 26th October

In The Castle Arms Hotel, Durrrow, Co.Laois.

This is a fine holding with shared laneway access 2½ miles on the Ballyragget side of Ballinakill. It can be offered in 1 or 2 lots as follows:

Lot 1 : The Entire **Lot 2 :** Residence on c.0.7 acres **Lot 3 :** c.26.8 Acres

Prime lands situated on the Laois/Kilkenny border, currently in pasture, situated around the house. There is an independent entrance to the house and farmyard, where there are numerous stone outbuildings and small garden front and rear. It is a 4 bedroom house with excellent spacious living accommodation, nicely presented throughout.

GUIDE PRICE : ON APPLICATION

ACCOMMODATION COMPRISES OF THE FOLLOWING

GROUND FLOOR

Entrance Hallway 2.96 x 6.64 (0.90 x 2.02)
Tiled floor with stairs to first floor, kitchen to the left, bedrooms down to the right.

Kitchen-Dining-Living Area 13'2 x 23'10 (4.02 x 7.04)
Kitchen area with units at floor and eye level, includes electric cooker, fridge and dishwasher, tiled floor, recess lighting, door leading down to bathroom and bedroom, double doors into sunroom and door into sittingroom. Stanley solid fuel cooker in living area.



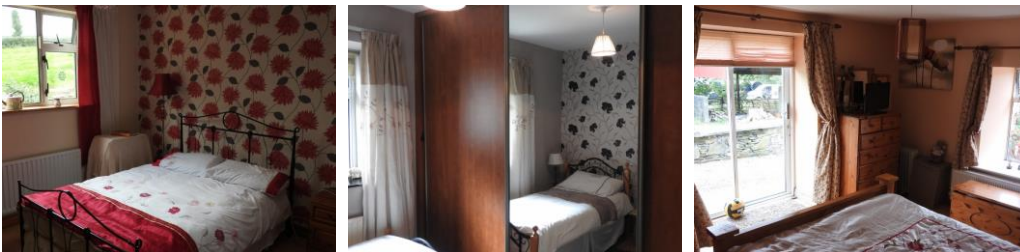
Sunroom 19'7 x 14'6 (6 x 4.45)
This is a lovely bright room with double doors out to secluded patio area. Vinyl flooring, timber panelled ceiling, solid fuel stove.

Sitting Room 22'7 x 11'10 (6.91 x 3.38)
Marble fireplace with solid fuel stove, units built-in either side of chimney, coving.



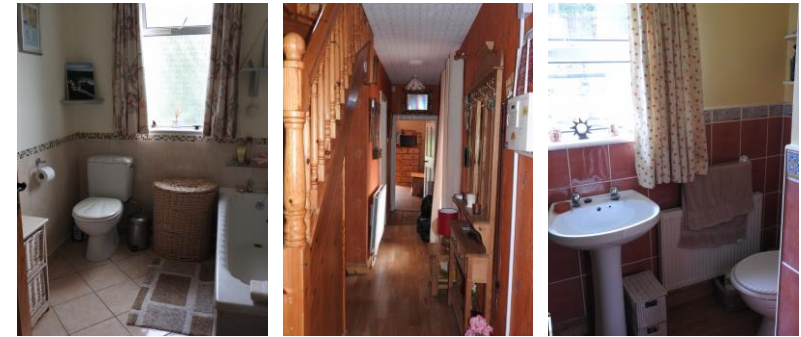
Bathroom 6'65 x 5'03 (2.02 x 1.53)
WHB, WC and Bath, tiled floor and tiled around the bath area.

Bedroom 1 9'94 x 12'11 (3.07 x 3.69)
Laminate flooring, built-in wardrobe full width of room, built-in shelving unit



Bedroom 2 9'94 x 8'55 (3.02 x 2.60)
Laminate flooring, slide robes again the full width of the rooms

Bedroom 3 13'7 x 11.24 (4.17 x 3.42)
Laminate flooring, door through to the WHB/WC, double doors leading out to patio area



Main Bathroom, Hallway and En-suite Bathroom

Ensuite Bathroom 3'41 x 9'04 (1.03 x 2.75)
Laminate flooring, WHB & WC with Mira Shower, tiled around the shower area

Shower Room 4'9 x 7'3 (1.50 x 2.23)
Triton T90 electric shower, tiled floor and tiled around the shower area and half way up the walls.

FIRST FLOOR

Study Area 17'07 x 9'17 (5.20 x 2.79)
Timber flooring, recess lights – leads into bedroom.

Bedroom 4 11'13 x 11'3 (3.39 x 3.45)
Carpet flooring

WHB / WC 7'11 x 3'03 (2.16 x 0.92)
WHB and WC, tiled floor

