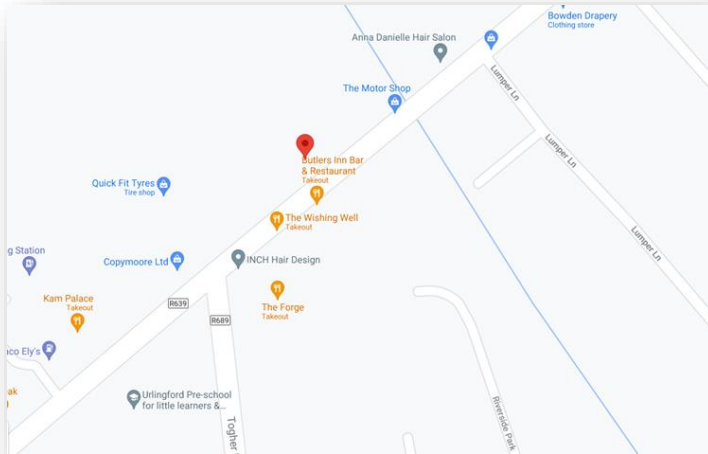


LOCATION MAPS : EIRCODE: E41 T6F8



LOCATION

- 15 mins drive to Thurles
- 25 mins drive to Kilkenny
- 1hr 30 mins drive to Dublin City Centre

FEATURES

- Enormous potential to generate a healthy rental income – when modernised!
- Potential to convert to office SPP – excellent location with plenty of parking outside the door.
- Deceptively spacious – extends to 1435 sq ft internal measurement

**BRIDGEVIEW, MAIN ST. URLINGFORD,
CO. KILKENNY. E41 T6F8**
For Sale By Private Treaty



We are delighted to offer this deceptively spacious two-storey property in a prime location on the Main Street in Urlingford, with numerous business on your doorstep. This property has great potential to be converted back into a family home or as an investment requiring a few updating measures internally.

GUIDE PRICE : €150,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

This property is currently laid out in two apartments, with an intercom system from the front door. This can be easily converted back to home or as an investment property with a proposed rental income of €1200 per month. The property is dated and would benefit from some updating measures throughout – but great potential. The property extends to 1435 sq ft internal measurement. Shared gated access to the rear where property is enclosed and has a garage 23' x 16'

GROUND FLOOR

Hallway: 15 ft X 4 ft
Kitchen: 17 ft X 7 ft

Bedroom: 10 ft X 13ft Ensuite: 7 ft X 6 ft

Bathroom: 13 ft X 10 ft

Bedroom: 12 ft X 10 ft

FIRST FLOOR

Kitchen: 13.5 ft X 9.5 ft

Bedroom: 12 ft X 10ft

Bathroom: 8 ft X 4.5 ft

Bedroom: 12 ft X 16 ft

Bathroom: 10 ft X 4 ft

SERVICES INCLUDE:

- Mains water and sewage
- Double glazed windows
- ESB power
- Electric Heating
- Intercom from front door to both floors
- Phone and internet on both floors
- Fire Proof doors
- Fire alarm system
- Fire escape
- Attic insulated

