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Auctioneer Valuer Estate Agent

Cruttencloough, Bilboa, Carlow, Co. Kilkenny. R93 RX73



Country Cottage

Two bedroom cottage with kitchen, livingroom and bathroom. Vacant for over 2 years. Small garden to the front and left of property with yard and numerous out-buildings to the right. Great potential to renovate and / or extend. Option of extra land available.

Guide Price: €180,000

Single story residence in need of complete renovation – stone flooring in livingroom and bedroom, timber- panel ceilings in the three front rooms, with lots of mold and dampness as there's been no heating / ventilation in past few years. DG PVC windows and doors throughout. Electric shower in the bathroom.

SERVICES

- Septic tank on site
- Group water scheme

FEATURES

- Will be eligible for vacant property refurbishment grant
- Numerous out-buildings, there's a stone building in the front yard with excellent potential to renovate / convert to living accommodation
- DG Windows and Doors

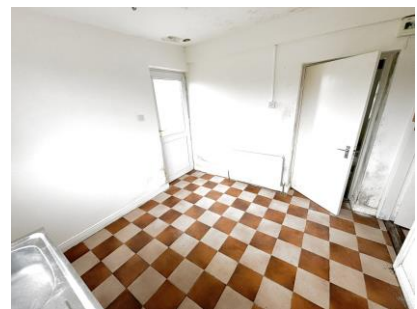
Out-buildings

- Stone Building in front yard with 2 bay lean-tos
- 3 Bay round roof shed with lean-to
- 2 Bay A-roof shed
- Single Bay A-roof shed

FOLIO : Part of Folio : KK10620

ACCOMMODATION COMPRISES OF THE FOLLOWING:

Living Room	12'2 x 11'6	(3.7 x 3.5)
Kitchen	10'1 x 10'4	(3.1 x 3.2)
Bathroom	7' x 3'8	(2.1 x 1.2)
Store / Pantry	3'8 x 2'9	(0.9 x 1.2)
Bedroom 1	11'3 x 8'	(3.4 x 2.4)
Bedroom 2	11'3 x 10'1	(3.4 x 3)





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Location

From Castlecomer take a right at The Discovery Park (Sign pointing for Bagenalstown), take an immediate left for Coan. Continue straight for approximately 7km, continue straight at the crossroads for about 2km and property is down on the left– sign up!!

Located 4.2 km from Bilboa Village & Crettyard, 24km to Kilkenny and 17.5km to Carlow.



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 All offers are subject to the property being unsold, let or withdrawn.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.