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**PAT  
GANNON**  
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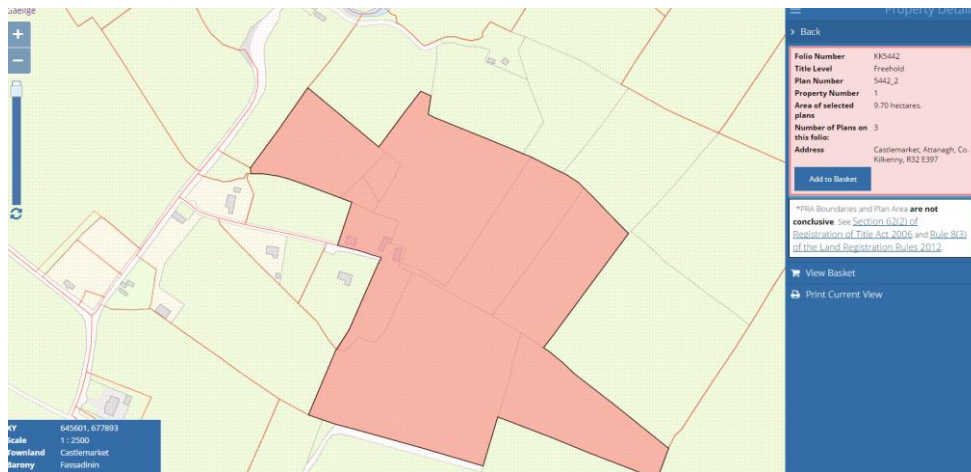
Licence No: 003442

Auctioneer Valuer Estate Agent

**BER RATING** G  
**FOLIO** KK5442  
**EIRCODE** R32 E397  
**COORDINATES** 52°50'58" N / 7°19'15" W

#### DIRECTIONS

This property is located a short distance outside the village, from Ballyragget side entering the village, pass in by the Church on the left, go on for 500 yards, take the first laneway on the right handside. – will be sign posted!



**SOLICITOR** John Lanigan, Lanigan & Nolan. Ph: 0567721040  
**GUIDE PRICE** €60,000 (HOUSE)  
€10,000 - €12,000 PER ACRE

## CASTLEMARKET, ATTANAGH, CO. KILKENNY.

### C.24 ACRE RESIDENTIAL HOLDING



**For Sale By Public Auction on Fri. 29<sup>th</sup> Sept. 2017 at 3pm,  
in The Castle Arms Hotel, Durrow, Co. Laois.**

These lands are available in three lots:

**Lot 1:** The Entire

**Lot 2:** c.23.3 acres of good quality land

**Lot 3:** Single storey residence on c.0.7 of an acre.

**This is a prime property, nicely located, with short laneway access from the public road.**

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 All offers are subject to the property being unsold, let or withdrawn.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

This is a single storey residence, with short laneway access shared with two other owners. The house is pre 1950's and has been vacant in excess of 9 years, requiring some renovation works to bring it to habitable standards. The lands are located around the house, are all in one block and in permanent pasture.

**ACCOMMODATION COMPRISES OF THE FOLLOWING: ~**

**Entrance Hallway**                      **4'10 x 14'02**                      **(1.24 x 4.27)**  
Tiled floor



**Sitting Room**                      **14' 11'09**                      **(4.26 x 3.38)**

**Living Room**                      **13'09 x 11'08**                      **(3.98 x 3.37)**

**Kitchen**                      **10'11 x 9'09**                      **(3.08 x 2.77)**  
Vinyl flooring.



**Bathroom**                      **8'05 x 7'09**                      **(2.45 x 2.16)**  
Tiled flooring. WHB & WC. Shower.

**Bedroom**                      **12'06 x 10'9**                      **(3.67 x 3.07)**

**SERVICES**

- Septic Tank
- Own Water supply.

