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**PAT  
GANNON**

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Licence No: 003442

Auctioneer Valuer Estate Agent

#### SERVICES

Oil fired central heating, well and septic tank (these are both in field to rear owned by local farmer, shared with adjoining property)

#### LOCATION

Superb location, only a short distance out from the city, opposite Lyrath Estate Hotel, a fantastic site and suitable for a number of uses subject to planning.

#### SITE AREA

c.1 Acre Site



## "The Pike", Lavistown, Dublin Road, Kilkenny, R95 K231

**FOR SALE BY PRIVATE TREATY**



### RESIDENTIAL / COMMERCIAL PREMISES

Two-storey detached residence with bar / lounge area (not trading) sited on a fantastic c.1 acre site ~ prime location opposite Lyrath Estate. Suitable for a number of uses subject to planning. An excellent investment opportunity / development site.

**GUIDE PRICE : €450,000**

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 All offers are subject to the property being unsold, let or withdrawn.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

**ipav** | Institute of Professional  
Auctioneers & Valuers

**SOCIETY OF  
CHARTERED  
SURVEYORS  
IRELAND**

**RICS** | The mark of  
excellence in  
property





Garden off existing car park



Site Boundary



Location Map