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**PAT  
GANNON**  
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Licence No: 003442

Auctioneer Valuer Estate Agent



#### LOCATION

This property is located a short distance from the old Carlow/Kilkenny road, coming from Kilkenny turn left onto the L3038, opposite The Arboretum, sign posted for Milford and Ballinabranagh (as above) and continue up this road for c.3km. Our sign will be on the right. It is located 15km from Carlow town, 25km from Kilkenny City. The c.103 acres are located on the right, with the 23 acres a further 0.8km on, again this is sign posted.



<b>SERVICES</b>	Own Water Supply & Septic Tank
<b>BER RATING</b>	F No. 111339172
<b>EIRCODE</b>	R93 N6Y3

# TOMARD, LEIGHLINBRIDGE, CARLOW.

## C.126 ACRE PRIME RESIDENTIAL HOLDING

**FOR SALE BY PUBLIC AUCTION**

**On Wed. 5<sup>th</sup> Sept. 2018 at 3pm**

**In The Lord Bagenal Hotel, Leighlinbridge, Co. Carlow.**

We are delighted to be offering this noble roadside residential holding of c.126 acres of top quality tillage lands with a 0.6km tree lined avenue from the public road leading to a two-storey dwelling in need of renovation, court yard with numerous stone out-buildings, and other farm buildings, all nicely maintained. It is in a beautiful tranquil setting, suitable for any enterprise and adjoins the River Barrow. It is located c.3km from the Kilkenny / Carlow Road opposite The Arboretum.

**This property will be offered in the following lots :-**

- Lot 1** : The Entire – c.126 Acre Prime Residential Holding
- Lot 2** : c.103 acres with residence, farmyard and buildings
- Lot 3** : c.23 acres of tillage lands with extensive road frontage.

**Solicitor** : Francis O'Doherty, Bourke & Co. Solrs. Walkinstown, Dublin 12.  
Ph : 01 4559350

*Joint Agents with Rowena Quinn, Hunter Estate Agents, Dublin. Ph : 01 6680008*



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 All offers are subject to the property being unsold, let or withdrawn.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

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SOCIETY OF CHARTERED SURVEYORS IRELAND  
RICS The mark of property excellence



This two-storey detached property which has been vacant for some time is located at the top of a 0.6km tree lined avenue with a court yard and some farm buildings to the rear. Yard to the front with small lawed area with post and rail fencing to the front.

The original house is of stone construction, extended to the rear with a slated roof. The stone out-buildings with galvanised roofs have all been well maintained, these were re-roofed in recent years.

The lands have been rented for a number of years and are currently in tillage.

## RESIDENTIAL ACCOMMODATION

### Ground Floor

**Hallway** 6'08 x 12'3 (2.07 x 3.74)

**Kitchen/Dining (extended)** 26' x 11'8 (7.92 x 3.59)  
10'6 x 8'4 (3.23 x 2.56)

**WHB & WC** 6'8 x 9'8 (2.07 x 2.98)

**Front Room** 15'7 x 15'8 (4.78 x 4.81)

**Sitting Room** 13'8 x 16'2 (4.2 x 4.93)

**Kitchen (original)** 14'2 x 15'4 (4.32 x 4.69)

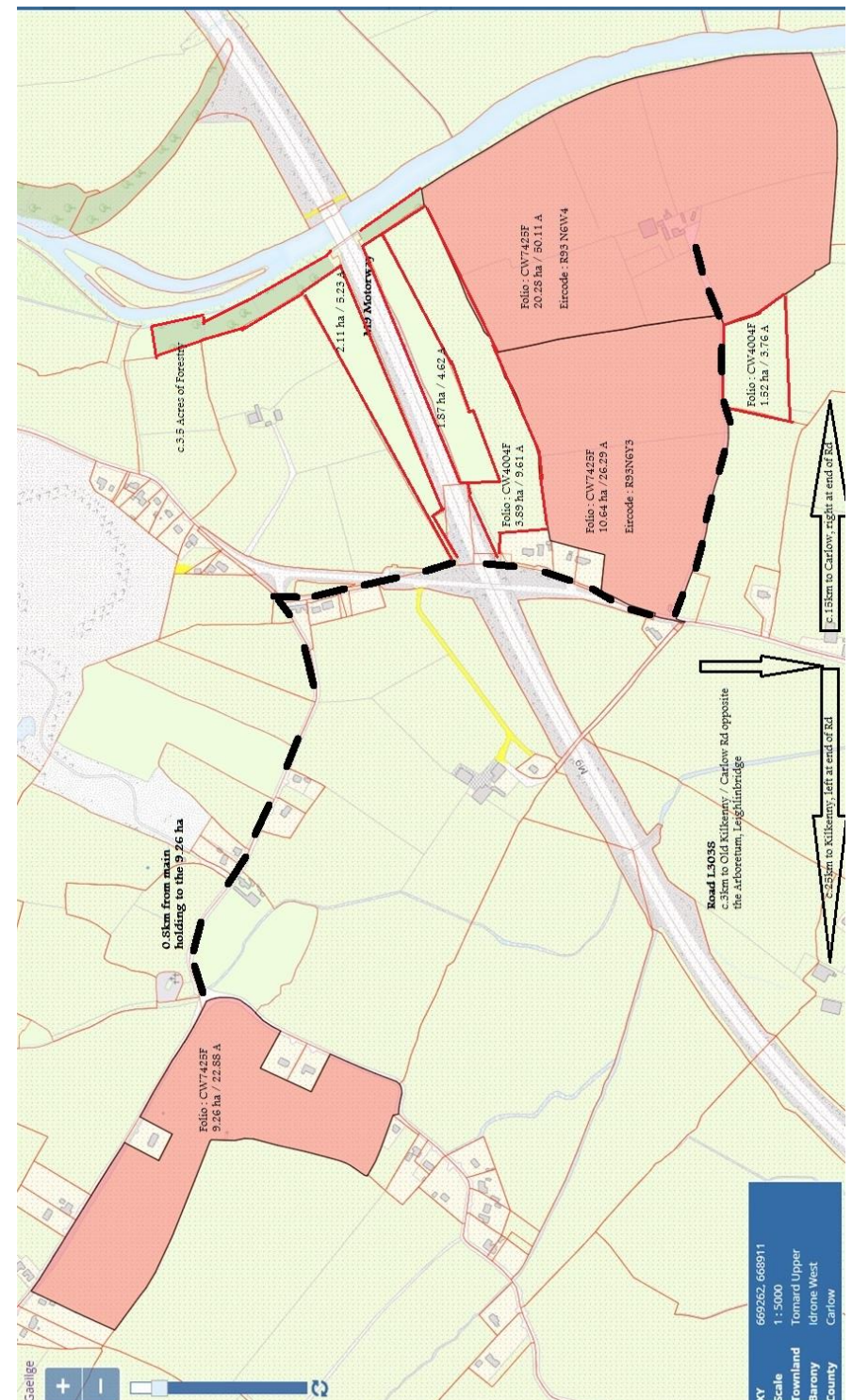
**Bathroom** 10' x 10' (3.04 x 3.04)

**First Floor**  
**Bedroom 1** 16'5 x 16'3 (5.02 x 4.96)

**Landing** 7' x 8'1 (2.13 x 2.46)

**Bedroom 2** 16'3 x 8'2 (4.96 x 2.49)

**Bedroom 3** 16'3 x 7'8 (4.96 x 2.37)



**TOMARD UPPER & LOWER, LEIGHLINBRIDGE, CO. CARLOW.**



**LOT 2 : C.103 ACRES WITH RESIDENCE, FARMYARD AND BUILDINGS.**

# TOMARD UPPER, LEIGHLINBRIDGE, CO. CARLOW



LOT 3 : C.23 ACRES OF PRIME ROADSIDE LANDS