

# Kilkenny Road, Gowran, Co. Kilkenny. R95 D4E2

**For Sale By Private Treaty**



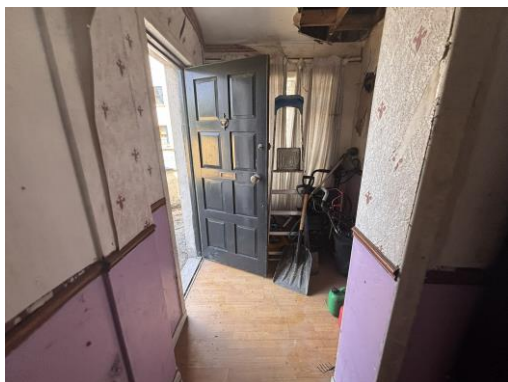
Sale of a single-story semi-detached residence on a large corner site. This property has been vacant for several years and will be eligible for the derelict grant. Accommodation includes an entrance hallway, a kitchen, a sitting room, 3 bedrooms, and a bathroom.

**Great location, excellent potential!**

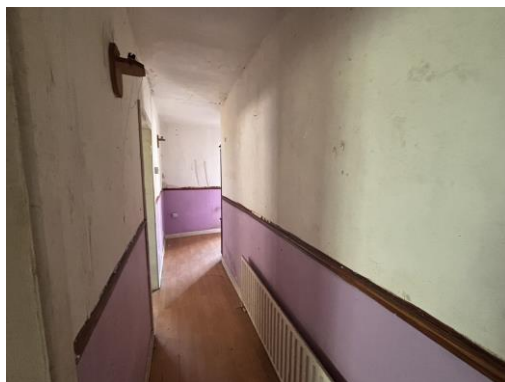
**GUIDE PRICE : €150,000**

**ACCOMMODATION INCLUDES THE FOLLOWING:-**

**Entrance Hallway 6'04 x 5'7 (1.8 x 1.7)**



**Hallway 18'4 x 3' (5.6 x 0.9)**



**Kitchen 15'3 x 13'4 (4.7 x 4.1)**



**Bathroom 5'3 x 8'7 (1.6 x 2.6)**



**Bedroom 14'03 x 11'04 (4.3 x 3.4)**



**Sitting Room 11'3 x 10' (3.4 x 3.1)**



**Bedroom 2 8'01 x 9'7 (2.4 x 2.9)**



**Bedroom 3 6'3 x 11'3 (1.9 x 3.4)**





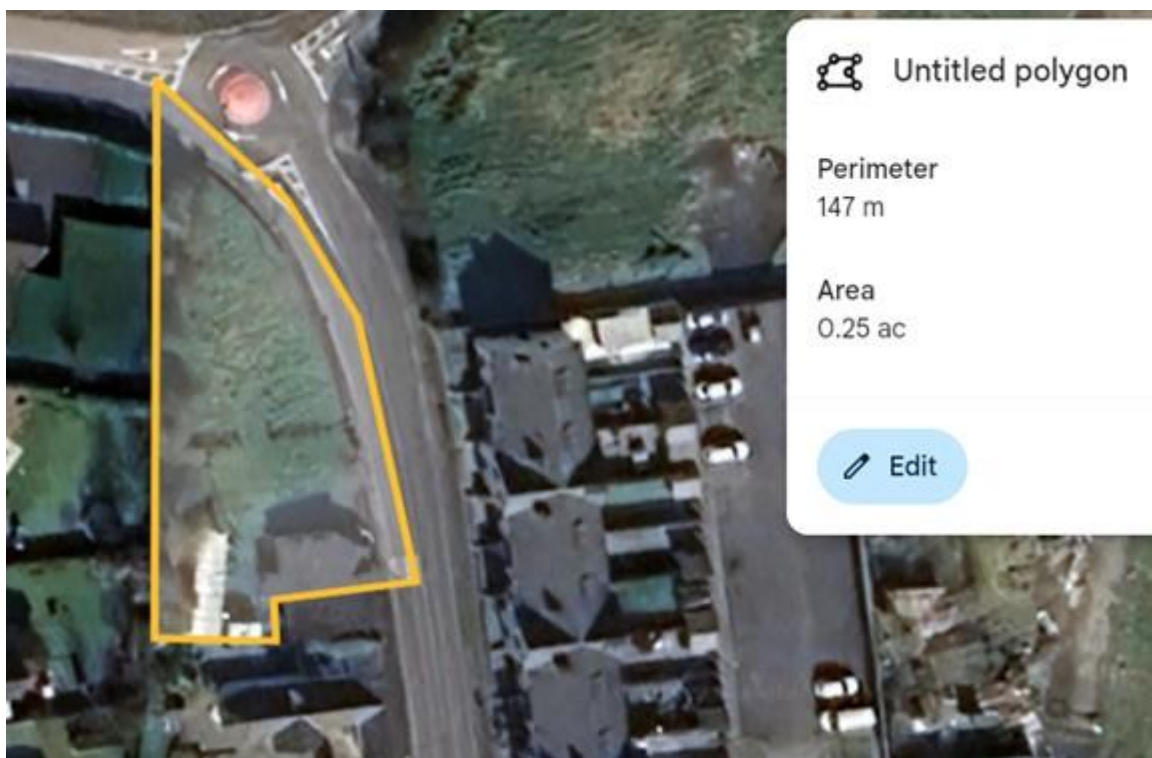
## SERVICES

- Mains Water
- Mains Sewerage

**SITE AREA** : Approx 0.25 Acres

**BER RATING** :

**LOCATION** : Gowran is a popular rural village, only 12km Kilkenny city, 7.7km to the motorway at Paulstown and 1hr 20 mins drive to Dublin Airport. Located in the village with a host of amenities available and just 1.4km from the Gowran Race track and Golf course.



*Site Outline (Approx. area – 0.25 Acres)*





*Super site, with excellent potential!*

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 All offers are subject to the property being unsold, let or withdrawn.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