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Licence No: 003442

Auctioneer Valuer Estate Agent

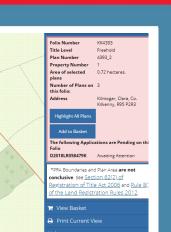
KILMOGAR, JOHNSWELL, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



This is a two-storey detached farmhouse with numerous stone outbuildings, sitting on c.1.78 Acres / 0.72 Hectares located 9km each of Kilkenny city. Accommodation comprises of entrance hallway, kitchen/dining, parlour and scullery on the ground floor with 3 bedrooms on the 1st floor. This property was constructed pre 1900, has been vacant for a number of years and is in need of complete renovation and modernisation but has tremendous potential, a beautiful mature setting with laneway access up to the property.

GUIDE PRICE: €90,000















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 withdrown. 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.







ACCOMMODATION COMPRISES OF THE FOLLOWING:~

GROUND FLOOR

Entrance Hallway 16'5 x 6.32 (5.03 x 1.93)

Carpet flooring stairwell to first floor bedrooms, storage heater; parlour to the right, kitchen-dining to

the left.





Kitchen / Dining Vinyl flooring

15' x 15'02 (4.6 x 4.6)

Scullery

15' x 5'6 (4.6 x 1.7)



Vinyl flooring

Parlour

15' x 14'5 (4.6 x 4.26)

Carpet flooring, open fireplace

FIRST FLOOR

15'1 x 12' (4.60 x 3.65) Bedroom 1

This bedroom is situated at the top of the stairs with doors to bedrooms 2 and 3.

Bedroom 2 15'1 x 11'08 (4.6 x 3.37)

Carpet flooring

Bedroom 3

15'1 x 14'8 (4.6 x 4.5)





SERVICES

- **ESB**
- House is alarmed
- Electric storage heating

There is no water and no sewerage.

LOCATION / DIRECTIONS

Located 9km east of Kilkenny city, this property can be accessed from Clara direction or from Johnswell side.

From Clara - from Kilkenny, take the 1st right after the graveyard, there's a two-storey white farmhouse on the corner, continue up this road to a T-Junction and turn right towards Clara Castle, follow this road on until you see our sign and take a right, continue a few hundred yards up this road to our sign again, laneway access to the property is on the right.

Johnswell side – drive out by the Pococke Golf Club – continue out this road until you see a right turn for Gowran, continue about 1km and take a right turn for Clara at the next junction, follow this road until you see a sign with an arrow at the end of the road, take a left turn here, continue up this road and there is another sign at the lane entrance on the right hand side.

BER Exempt

EIRCODE R95 P2R3

AREA 0.72 HA / 1.78 ACRES

FOLIO KK4393

