



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

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 **15' x 15'02 (4.6 x 4.6)**

Vinyl flooring

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

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

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 Pockocke 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

