



For Sale By Public Auction 29th July 2015

'Nore Cottage', Ballinagoth, Inistioge

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"Charming 3 Bedroom Residence on River Nore"

A rare opportunity to acquire this charming 2 storey cottage in one of the most idyllic locations in County Kilkenny. 'Nore Cottage' is just ten minutes from the picturesque village of Inistioge nestled into mature south facing gardens less than 100 metres from Ballinagoth Quay which has direct access to the River Nore. 'A true haven for anglers and boat lovers'.

Accommodation

Ground Floor Entrance porch leading directly to;
Sittingroom 6.7m X 4.6m (23" X 15") with stove
Arch to
Dining Room 4.6m X 2.4m (15" X 8")
Livingroom 4.6m X 3.4m (15" X 11'3") with stove
Kitchen 4m X 3m (13" X 10") range of units
Door to Rear Garden
Bathroom W.C.W.H.B
Bedroom 1. 4.6m X 2.6m (15" X 8'6")
Bedroom 2. 4.2m X 3.5m (13'10 X 11'6)
Bedroom 3. 3.0m X 2.7m (10' X 9')
Bathroom, W.C. W.H.B., Separate Shower

Outside: Garden shed and lock up workshop store. Lovely mature gardens with ample room to extend existing house if required.

Services: Mains Electricity, Group Water Supply, Septic Tank, Gas Fired Central Heating.

BER: F No. 107611048



Directions: From Inistioge proceed toward New Ross on the R700 passing Clodiagh church on your right hand side proceed for 1.5km take the second right after Clodiagh church and proceed for another 1km take a right at T Junction and take next left which is approximately 0.5km up this road. Nore Cottage is located at the end of this road. (Known as the Rathsnagadan road).

Solicitors: John G. Flynn & Company,
Robert St. New Ross,, Wexford.
T: 051-425343

Title: Freehold Registered in Folio WX 21031

Auction: Friday 29th July at 3pm, The Brandon House Hotel, New Ross, Co Wexford

AMV: €250,000

Viewing by Appointment with Sole Selling Agent:



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