

**HOUSE SIZE** 1620 SQ FT / 150.50 SQ M

**SITE AREA** c.1 acre

**OUT-BUILDINGS** Garage with Office  
Haybarn to rear of site

**SERVICES** Own Well  
Septic Tank  
Electricity

**WINDOWS** Single glazed windows

**HEATING** Oil fired central heating

**EIRCODE** R95 W2N3

**BER RATING** F (Ber No 113117550)

**LOCATION / DIRECTIONS**

From Ballyragget drive out the Durrow Road and as you go over the bridge, take the left turn towards Freshford, continue across this road and our sign will be at the end of the road, the property is sited a few hundred yards up on the right – Sign up. Only 2km from the village of Ballyragget.

## GRANGE, BALLYRAGGET, CO. KILKENNY. R95 W2N3

FOR SALE BY PRIVATE TREATY



Bungalow residence extended to the rear sitting on a large site with garage / office building and also a haybarn to the rear of the site. This property has been vacant for a number of years and will require renovation / modernisation works throughout. Located c.2km outside the village of Ballyragget in a lovely rural location.

**GUIDE PRICE : €150,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

<b>Entrance Hallway</b>	<b>14'06 x 5'04 (4.28 x 1.54)</b>
Carpet flooring	
<b>Sitting room</b>	<b>14'04 x 13'07 (4.9 x 4)</b>
Carpet flooring, Brick fireplace, 2 x large windows.	
<b>Living room</b>	<b>13'02 x 10'03 (3.97 x 3.06)</b>
Carpet flooring, Brick fireplace	
<b>Kitchen-dining area</b>	<b>15'05 x 12'09 (4.6 x 3.06)</b>
<b>Rear Porch</b>	<b>7'x 3' (2.13 x 0.91)</b>
<b>Utility Room</b>	<b>9' x 6'10 (2.74 x 1.86)</b>
<b>Bedroom 1</b>	<b>8'07 x 10'04 (2.46 x 3.06)</b>
<b>Bathroom</b>	WHB, WC AND BATH
<b>Bedroom 2</b>	<b>13'8 x 9'9 (4.21 x 3.04)</b>
<b>Bedroom 3</b>	<b>10'8 x 8'4 (3.3 x 2.55)</b>
<b>Sitting Room</b>	<b>12'6 x 27'2 (3.84 x 8.29)</b>

