



**DETACHED RESIDENCE WITH LIMESTONE  
YARD AND OUTBUILDINGS ON C.8.5 ACRES  
GUIDE PRICE: AMV €250,000**

**CLOSELAND, BALLYBRITTAS, CO. LAOIS**

**FOR SALE BY PUBLIC  
AUCTION ON  
ON FRIDAY 23<sup>RD</sup> JULY 2021  
AT 3PM**



PSRA Reg. No. 001536

**FOR SALE BY PUBLIC AUCTION**  
**CLOSELAND, BALLYBRITTAS, CO.**  
**LAOIS.**

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**LOCATION:**

The property is in an excellent location close to the village of Killenard (2km), Monasterevin (4.5km), Portlaoise (15km) with the M7 Motorway (Junction 14) only 10 minutes' drive and Dublin City accessible within an hour.

**DESCRIPTION:**

The property comprises a substantial two storey residence (in poor repair) along with a limestone courtyard and farmyard on about 8.5 acres. The house comprises a range of reception rooms, 4 bedrooms and a bathroom.

The property offers great potential for someone looking for a prestigious holding in a good location. The yard has many original limestone buildings including coach houses and stables. There is also a hay barn with lean – to shed. The land is all in grass with extensive road frontage on 2 sides and with additional site potential.

**DIRECTIONS:**

From Portlaoise:

Take the M7 north bound and take exit 15 signposted for Ballybrittas. Proceed on the old N7 now the R445 going through Ballybrittas and after about 2km turn left at Bolands Pub. Continue on that road for approximately 1km and the property will be your right with a **JORDAN** sign.

From Kildare/ Dublin:

Take the M7 north bound and take exit 15 signposted for Ballybrittas. Proceed on the old N7 now the R445 going through Ballybrittas and after about 2km turn left at Bolands Pub. Continue on that road for approximately 1km and the property will be your right with a **JORDAN** sign.

**SERVICES:**

Septic tank drainage & private well.

**SOLICITOR:**

O'Donnell & Co Solicitors, Portarlinton, Co.Laois.

**AUCTION DETAILS:**

Public Auction on Friday 23<sup>rd</sup> July @3pm on the property. **PRE-REGISTRATION REQUIRED.**

**AUCTION CONDITIONS:**

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

**CONTACT:**

Clive Kavanagh

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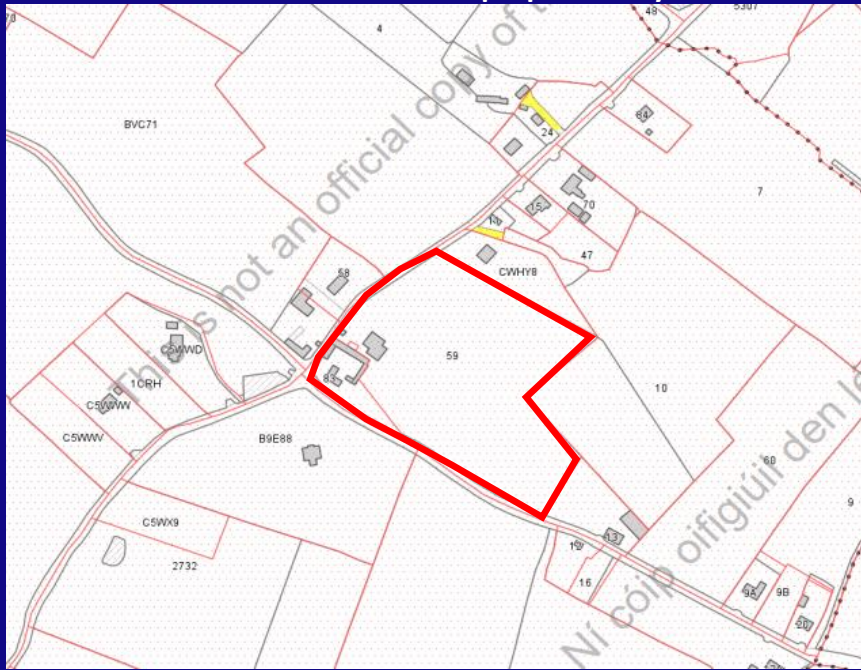
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Outline of Lands – ID purposes only:



Aerial outline of lands – ID purposes only:

