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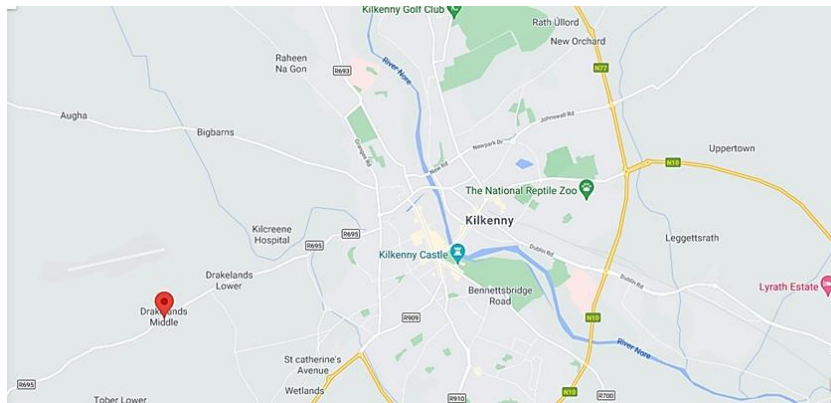
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**PAT
GANNON**

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent



DRAKELANDS MIDDLE, KILKENNY. R95 F5XC

FOR SALE BY PRIVATE TREATY



Single storey dwelling extending to c. 800 sq ft / 74.3 sq m in need of complete renovation sitting on a fabulous 1 acre site located c.4km from the city out the Ballycallan Road. Excellent road frontage. Option to restore / renovate or demolish and build a new dwelling on site.

GUIDE PRICE : €150,000

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 All offers are subject to the property being unsold, let or withdrawn. 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.

ipav Institute of Professional Auctioneers & Valuers

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS the mark of property excellence

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Porch 5'2 x 4'4 (1.6 x 1.3)



Hallway 16'2 x 3'2 (4.9 x 0.9)

Sitting Room 14'8 x 9'6 (4.5 x 2.9)



Room off Sitting Room 4'7 x 8'6 (1.4 x 2.6)

Bedroom 1 10'7 x 7'7 (3.3 x 2.3)

Bedroom 2 10'7 x 7'7 (3.3 x 2.3)



Living Room

14'6 x 9'5 (4.4 x 2.9)



Kitchen

20'3 x 10'7 (6.2 x 3.3)



Bathroom

5'7 x 5'9 (1.7 x 1.8)

OUTSIDE

