

## WOULFE & CO. AUCTIONEERS.

### ACCOMODATION

**Entrance Hall:** **13'04 x 5'01.** Spacious, bright with timber flooring and light fittings.

**Kitchen/Dining:** **10'05 x 7'05.** Lino flooring, fridge, freezer, extractor, light fittings



**Lounge Room:** **19'11 x 15'01.** Carpet, open fire, light fittings and curtains.

**Bedroom One:** **12'10 x 11'02.** Carpet, built in wardrobe, light fittings, curtains and blinds.

**Bedroom Two:** **13'04 x 9'08.** Carpet, light fittings, curtains and blinds

**Bedroom Three:** **12'10 x 12'03.** Carpet, light fittings, curtains and blinds.

**Study:** **10'08 x 8'05.** Tiled flooring, light fittings and blinds.

**Main Bathroom:** **7'09 x 5'04.** Carpet, tiled walls, wc, whb, bath, electric shower, light fittings.



Please note that all measurements and details are believed to be correct but any intending purchaser should satisfy himself/herself or otherwise as to the correctness of these particulars.



## FEATURES

- Rural setting situated on circa 1.2 acres
- Fully alarmed along with CCTV
- The dwelling has the benefit of OFCH
- It is also noted the premises has a separate purpose built circa 840 sq ft cattery that can accommodate 10 cat chalets which are wired for electricity and is heated by electric storage heaters.
- The property also has the benefit of an "Albany 35 Cosalt" mobile home which is in average decorative condition which comprises of a kitchen/living area, two bedrooms (1 single & 1 double) and a shower room.
- The property is located approximately 5 kms from Abbeyfeale town off a local secondary road at the end of a cul de sac.
- Abbeyfeale is located approximately circa 60 Kms from Limerick city with Tralee a further circa 36 Kms away.
- Kerry Airport 30 minutes Drive
- Shannon Airport 1 hour's Drive
- Cork Airport 1 hour thirty minutes Drive



- The subject property has planning permission granted by the local authority (06/431) for planning for the construction of a) dog kennels and runs linked to a reception building with an office and associated rooms b) a cattery, all with connection to a waste water treatment system with entrance wall, parking and all associated site works at Knocknasna, Abbeyfeale, Co. Limerick
- The "old kennel" has circa 13 pens which are wired for electricity and plumbed for water and is adjacent from the courtyard at the front with a forestry plantation located at the rear of the "old kennel" area. The new circa 2240 sq ft boarding kennel area was constructed in 2007, for 29 kennels with outdoor runs which are wired for electricity, double glazed windows and

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plumbed for water and heated via a solid fuel stove which also has the benefit of a back boiler which heats the building. The kennel complex also encompasses a reception area, grooming room/wash area and a kitchen area. The boarding kennel complex also has 6 fenced dog runs having noted the presence of 5 fenced grass runs along with 1 all weather dog run.



### ***VIEWING***

Please ring us to make an appointment. We are open 9.30am to 5.30pm Monday to Friday.

### ***MORTGAGE INFORMATION***

We can offer independent mortgage advice dealing with several financial institutions offering the most competitive mortgages in the marketplace to suit your needs. Telephone Declan on 068 32141/087 7617573 for a free and confidential telephone consultation to suit your mortgage requirements.

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