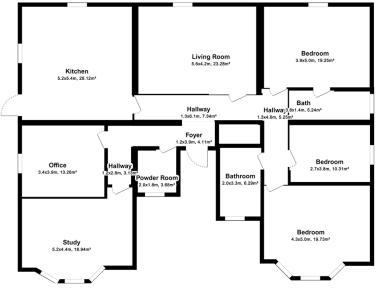
Pat Gannon Auctioneers Ltd. 55 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com *Myftomesie* Caft.ie



nce No: 003442

Auctioneer Valuer Estate Agent





SERVICES

- Septic Tank and Private Well
- Oil-fired central heating
- Fibre broadband available (previous occupiers used Total Wireless Wifi)

BER RATING - C3 (BER No. 100793405)

LOCATION

This property is well located, in a lovely rural setting, 6.9km from Kilmacow village; 11km to Mullinavat $\frac{1}{2a}$ 10.5km to M9 Motorway at Mullinavat; 10.9km to Waterford, Kilkenny City 47.5km

SOLICITOR

John Hickey, Poe Kiely Hogan Lanigan, 21 Patrick Street, Kilkenny. Ph : 056 7723298

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 All offers are subject to the property being unsold, let or withdrawn.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



FOR SALE BY PUBLIC AUCTION

ON THURSDAY 29TH MAY 2025 AT 3PM IN THE CLUB HOUSE HOTEL, KILKENNY.



Detached Residence on 0.889 Acres / 0.36 Hectares

This is a fine detached residence in a lovely rural setting, accessed via a short treelined avenue. Accommodation comprises of entrance hallway, kitchen-dining, reception, office, 4 bedrooms, 1 ensuite, main bathroom and WHB & WC. Accessed via a tree-lined avenue leading up to the house with lawns to the front, side, and rear with natural hedging bounding the site

ACCOMMODATION COMPRISING THE FOLLOWING:~

Entrance Hallway	4'08 x 4'04 (1.2 x 1.2) 10' x 2'11 (3 x 0.6)	Tiles on floor
Kitchen – Dining Area	16'05 x 10'08 (4.9 x 3.1)	Kitchen units to both sides of room at floor and eye level, Includes a Beko electric cooker, Candy Washing machine, Whirlpool Dishwasher, Beko Fridge freezer. A door leads out to the side patio area.







Hallway	20'11 x 3'06 (6.1 x 0.9)	Tiled floor, timber panelled ceiling.
Living Room	16'05 x 12'11 (4.9 x 3.7)	Laminate timber flooring; feature stone fireplace with solid fuel stove, timber panelled ceiling.
Main Bedroom	16'01 x 11'06 (4.9 x 3.4)	Laminate timber flooring, cornicing. Ensuite
Ensuite Bathroom	11'11 x 3'11 (3.4 x 0.9)	WHB, WC and Shower. Tiled floor and tiled around shower area







Hallway	8'07 x 3'3 (2.4 x 0.9)
Bedroom 2 (Dressing R) Bathroom	12'04 x 7'08 (3.7 x 2.1) 5'07 x 6'09 (1.5 x 1.8)
Bedroom 3	16'01 x 10'10 (4.9 x 3.1)

Toilet (inside front door) Bedroom 4

Office





6'09 (1.5 x 1.8)

5'09 x 5'05 (1.5 x 1.5)

16'01 x 10'10 (4.9 x

3.1) 12'10 x 9'06 (3.7 x

Tiled floor

Laminate timber flooring,

tiled around bath.

WHB & WC, tiled floor

WHB, WC and Bath. Tiled floor and

Laminate timber floor, bay window.

Laminate timber floor, bay window.







