

Fahy, Kilmacow, Co. Kilkenny. X91 F5X7

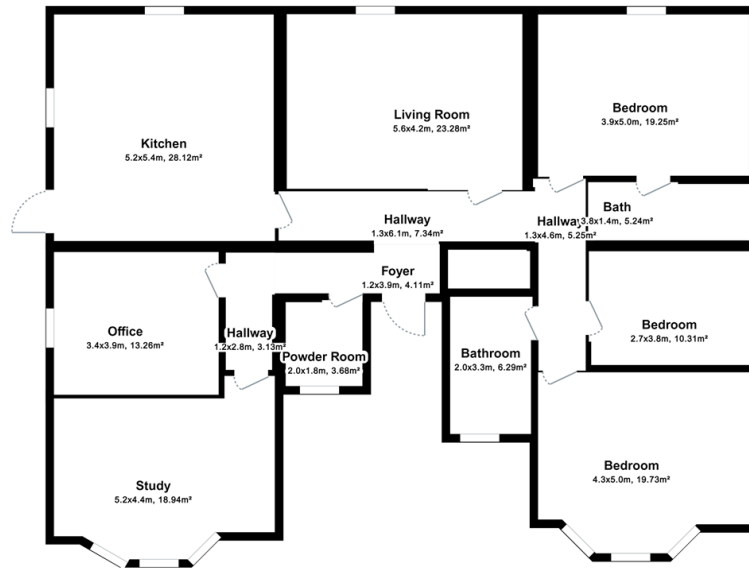
FOR SALE BY PUBLIC AUCTION

**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 tree-lined 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



For illustration purposes only. Not to scale.

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; 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

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)	Tiled floor
Bedroom 2 (Dressing R)	12'04 x 7'08 (3.7 x 2.1)	Laminate timber flooring,
Bathroom	5'07 x 6'09 (1.5 x 1.8)	WHB, WC and Bath. Tiled floor and tiled around bath.
Bedroom 3	16'01 x 10'10 (4.9 x 3.1)	Laminate timber floor, bay window.
Toilet (inside front door)	5'09 x 5'05 (1.5 x 1.5)	WHB & WC, tiled floor
Bedroom 4	16'01 x 10'10 (4.9 x 3.1)	Laminate timber floor, bay window.
Office	12'10 x 9'06 (3.7 x 2.8)	Carpet flooring

