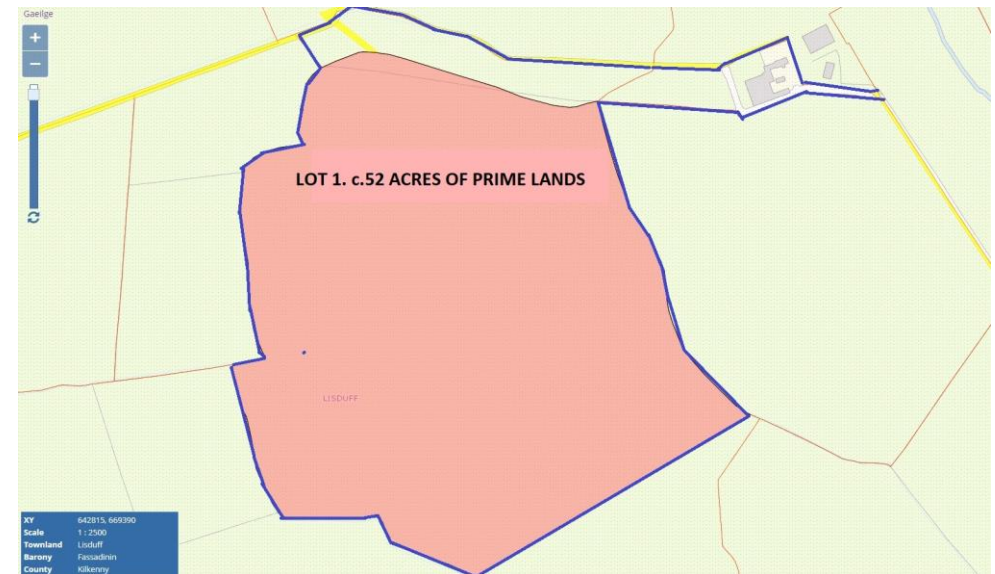


GRANGE, BALLYRAGGET, CO. KILKENNY. R95 K184

C.58 ACRE RESIDENTIAL HOLDING



**For Sale By Public Auction
 On Thursday 31st October 2019
 At 3pm, In The Club House Hotel Kilkenny**

This is a fine holding, all in grass, well located between two main roads, 3.8km from Ballyragget, 6.8km from Freshford, and will be offered as follows:

- Lot 1:** c.52 acres of Prime Lands
- Lot 2:** Detached Residence on c.6 acres with a number of useful outbuildings.
- Lot 3:** Residence & Out-Buildings
- Lot 4:** c.58 Acres



Residence & Out-buildings on c.6 Acres

SERVICES

Septic Tank & Own Well
 Oil fired central heating
 Telephone & ESB
 House is Alarmed

BER

To Follow

FOLIO'S

KK27827F – House & Out-buildings on c.6 acres
 KK1456 – c.52 Acres



This property is located approx. 3.8km south of Ballyragget village with a public laneway access roadway running through from the Freshford /Ballyragget road to the Freshford / Lisdowney road. There are 3-4 other dwellings on this roadway.
 The single storey detached residence of c.100 years extending to c.147 sq m / 1582 sq ft internal measurement, in an enclosed yard with detached garage beside house, a small outside utility plumbed for washing machine and a number of outbuildings. Accommodation as follows:-



Entrance Porch 12'5 X 7'6 (3.8 X 2.3)
 Tiled floor, doors leading to kitchen on the left, sitting room to the right.

Kitchen 16'7 x 13' (5.1 x 4)
 Kitchen units at floor and eye level, tiled between units, tiled floor. Feature brick fireplace with stove to one side.



Sitting Room 15'5 x 15'6 (4.7 x 4.7)
 Laminate flooring, open fireplace with brick surround and wood mantel, corning.

Bedroom 1 13' x 9'1 (4 x 2.8)
 Tiled floor, built-in wardrobe (currently used as utility)

Bedroom 2 10'05 x 9'4' (3.1 x 2.9)
 Laminate flooring, built-in wardrobe

Bedroom 3 10'05 x 8' (3 x 2.4)
 Laminate flooring

Hallway
 Tiled flooring, built-in storage cupboard

Bedroom 4 12'4 x 12' (3.8 x 3.6)
 Laminate flooring, built-in wardrobe with vanity unit.

Bathroom 9' x 8'3 (2.7 x 2.5)
 Tiled flooring, WH, WC and Corner Bath with Mira Elite shower overhead



Bedrooms & Bathroom



Patio Area to side with garden to rear

OUT-BUILDINGS : Walled in yard with 4 stone buildings / stables and a 6 span hay barn with a 22ft lean-to to one side and a 30ft lean-to to the other side, walled in yard to the other side of the haybarn with cattle crush facilities and collecting pen in the field opposite the farmyard.

The 52 acres are excellent quality dual purpose lands, all in one block, accessed via a short right-of-way access from the laneway. Water available.



c.52 ACRES

