

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



**PAT
GANNON**

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent



GUIDE PRICE : €250,000

**KILDERRY, JOHNSWELL, CO. KILKENNY.
R95 AF57**

RESIDENCE ON C. 4 1/2 ACRES



**FOR SALE
BY PUBLIC AUCTION**

THURSDAY 13TH AUGUST 2020 AT 3PM

IN THE NEWPARK HOTEL, KILKENNY.

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 All offers are subject to the property being unsold, let or withdrawn.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



ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Rooms 1 & 2	19'04 x 13' (5.80 x 3.9)
Reception 1	12'04 x 16'03 (3.7 x 4.8)
Reception 2	12'04 x 9'10 (3.7 x 2.8)
Reception 3	12'04 x 15'09 (3.7 x 4.6)
Kitchen	11'01 x 11' (3.4 x 3.4)
Back Kitchen	7'10 x 7'05 (2.2 x 2.2)
Utility	7' x 7' (2.1 x 2.1)
Toilet	7'05 x 3' (2.1 x 0.9)



FIRST FLOOR

Office/Study	11'05 x 6'06 (3.4 x 1.9)
Store Room	6'07 x 4'02 (1.8 x 1.2)
Bedroom 1	15'06 x 12'06 (4.6 x 3.7)
Bath & WHB	7'02 x 7' (2.1 x 2.1)
Toilet	7' x 3'05 (2.1 x 0.9)
Bedroom 2	8'09 x 12'07 (2.5 x 3.7)
Bedroom 3	16' x 12'07 (4.9 x 3.7)
Bedroom 4	11'02 x 9'07 (3.4 x 2.8)



SERVICES - Own water supply & Septic Tank

EXTRAS - DG PVC windows; tiled roof; tarmac driveway

BER RATING - to follow

LOCATION : Only 3.8km from the Johnswell Roundabout. From the roundabout, drive out the Johnswell Road, pass through the crossroads and it's the first house on the left - short avenue access upto the house. Sign up!