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



Licence No: 003442

Auctioneer Valuer Estate Agent

**LOCATION** Lovely rural location only a short distance outside Abbeyleix, from Durrow direction take a left turn just after the service station on the right, continue to end of this road, turn left and then take the first right, the property is a short distance down on the left hand side. 2.8km Abbeyleix; 15.4km Portlaoise, 9.4km Durrow; 1hr 20 mins Dublin City; 1hr 40 mins Cork City.

**SOLICITOR :** John G. Lanigan, John Lanigan & Nolan, Kilkenny. Ph : 056 7721040



### Land Registry Compliant Map



#### Land Registry Compliant Map



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 All offers are subject to the property being unsold, let or withdrawn.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 reaconable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

# THE WARREN, OLDTOWN, ABBEYLEIX, CO. LAOIS. R32 TF10.

## RESIDENTIAL HOLDING OF 5.29 HA / c.13.07 ACRES

For Sale By Public Auction (Unless Previously Sold) On Thursday 26<sup>th</sup> November 2020 at 2pm On the Lands



We are delighted to be offering this holding with single storey residence, farm buildings, numerous out-buildings on 13.9 acres in this wonderful rural location only a few minutes outside Abbeyleix, to be offered in lots as follows:

Lot 1 : The Entire Lot 2 : Residence & outbuildings on c.0.55 Acres Lot 3 : c.12<sup>1</sup>/<sub>2</sub> Acres with Farm Buildings

Guide Price : €300,000

### ACCOMMODATION COMPRISES OF THE FOLLOWING:~

Entrance Hallway 13'09 x 5'11 (3.10 x 1.56)

Kitchen14'02 x 12'10 (4.27 x 3.68)Kitchen units at floor level, vinyl flooring, door leading out to yard.

Sitting Room10'05 x 9'11 (3.06 x 2.8)Brick fireplace with marble heart

Bedroom 1 12'10 x 10'06 (3.7 x 3.07)

Bedroom 2 11'06 x 11'05 (3.4 x 3.4)

Bathroom7' x 8'06(2.13 x 2.46)W.H.B., WC and Bath, vinyl flooring, tiled around bath and WHB

**SERVICES** : Septic tank and own well, solid fuel central heating.

**BER** D2 (BER NO 113448088)

FOLIO LS10847













