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**PAT
GANNON**

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Auctioneer Valuer Estate Agent

5A THE CRESCENT, BALLYRAGGET, CO. KILKENNY. R95 PR94.

For Sale By Private Treaty



Ground floor, street side apartment with access front and rear, extending to 507sqft/46.6 sqm, built in 2003. **Accommodation includes:** rear hallway /kitchenette, livingroom, bedroom & bathroom. Gas heating. 1 car parking space with additional visitor spaces to rear. Part of The Crescent, Glenvale, within walking distance of all village amenities – to include schools, creche, sports clubs. shops / pubs, Glanbia. Daily buses running to Kilkenny /



Castlecomer & Portlaoise. This property is currently occupied with an annual rental income of €7,800 – excellent investment opportunity with potential returns of 8.3%. **BER : C3** – (Ber No. 114333289)

GUIDE PRICE : €65,000

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