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









Endly note that any seguritations respecting the above property are conducted through as. We do not hold ourselves requires the an any way for naccourse, but will use every care is propering particulars. All offers are subject to the property being small, for an whicheve. The observer are be seen to appointment only. Any masurable offer will be admitted to the owner for consideration. If the property does not interest you, kindly advice to as to use near theorementers. See NAL DOBUM

Ipav

Auctioneer Valuer Estate Agent

MOATE ROAD, BALLYRAGGET, CO. KILKENNY. R95 F4A7

For Sale By Private Treaty



Detached cottage on a long narrow site of 0.22 ha / 0.54 acres, located within walking distance of the village. Accommodation includes entrance hallway, kitchen, sittingroom, 3 bedrooms and bathroom. Small shed off the house to the front with detached garage to the rear.

GUIDE PRICE : €148,000

(RICS

SHADISHED

ACCOMMODATION COMPRISES OF THE FOLLOWING:~

Entrance hallway Tiled floor 3' x 6'09 (0.91 x 1.9)

Kitchen 6'10 x 8'10 (1.9 x 2.5) Tiled floor, units at floor level, includes washing machine, fridge freezer and electric cooker.



Sitting Room 11'04 x 12'03 (3.4 x 3.7) Carpet flooring, open fireplace with marble surround

Bathroom 6'07 x 8'01 (1.8 x 2.4) WHB, WC and Bath with Triton T90 nelectric shower. Tiled floor and tiled around shower area. Hotpress / water tank





Bedroom 1 Carpet flooring 7'10 x 12'02 (2.2 x 3.7)

Bedroom 2 Carpet flooring – fireplace 15'02 x 9' (4.6 x 2.7)

Bedroom 3 Carpet flooring 14'10 x 9'11 (4.3 x 2.8)



SERVICES	Main	is water, septic tank on site, Oil fired central heating.
FEATURES	Long narrow site – potential to extend Located within walking distance of the village Great potential to turn into a lovely family home	
SALE TO INCLUDE		all fixtures and fittings
FOLIO		KK31178F
BER RATING		(to follow)



