

SERVICES	Own well & Septic Tank
BER RATING	
LOCATION	Lovely rural location, Urlingford just 8.4km; Kilkenny City 18.5km, Thurles 23km, Cork Airport 1hr 30, Dublin Airport 1hr 30
TITLE	Freehold



Kildrinagh, Woodsgift, Co. Kilkenny. E41 W773

FOR SALE BY PRIVATE TREATY



Two-storey farmhouse with numerous stone out-buildings on 0.24 hectares / 0.60 acres in a lovely rural setting. In need of complete restoration / modernisation, but has fantastic potential. Accommodation includes entrance hallway, kitchen, parlour, utility, sittingroom on ground floor with 3 bedrooms and bathroom on first floor.

GUIDE PRICE : €150,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway Tiled flooring



Kitchen 14'09 x 12'11 (4.3 x 3.7)

Parlour 10' x 16'03 (3.0 x 4.9)

Utility 14'08 x 7'08 (4.3 x 2.1)

Sittingroom 12'08 x 15'11 (3.7 x 4.6)



FIRST FLOOR

Landing 3'06 x 32'01 (0.9 x 9.7)

Bedroom 1 10'02 x 9'09 (3.0 x 2.8)

Bedroom 2 12'11 x 12'09 (3.7 x 3.6)

Bedroom 3 9'05 x 16'06 (2.7 x 4.9)

Bathroom 6'01 x 9'10 (1.8 x 2.8)

