

<b>SERVICES</b>	Oil fired central heating, mains water and septic tank
<b>BER RATING</b>	To Follow
<b>FEATURES</b>	Nicely presented home – good scope to extend. 2 bedroom, 1 bathroom Lovely rural setting Farm buildings – 3 span slatted shed, 3 span lie back and 50' long tank 2 x 3 span back to back with slurry storage to back, 6 unit milking parlour.
<b>SALE TO INCLUDE</b>	All carpets, curtains and light fittings, built-in kitchen appliances.
<b>LOCATION</b>	This property is located 4.9km outside Rathdowney, 6.9km to Borris-in-Ossory.
<b>SITE AREA</b>	c.14 Acres



## KILPURCEL, DONAGHMORE, CO. LAOIS. R32 A0H9

**FOR SALE BY PRIVATE TREATY**



### c. 14 Acre Residential Holding

Single story extended cottage accessed via short laneway access from the main road, with lands front and rear of the house, farm buildings to rear. Can be offered in 1 or 2 lots.

Lot 1 : House on c.1/2 Acre Lot 2 : c.13 1/2 Acres



**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**Kitchen 11'11 x 11' (3.45 x 3.39)**

Tiled floor, units at floor level, appliances include Electric cooker and hob, Candy washing machine, chest fridge, door leads out to yard and into the living room.



**Living Room 11'05 x 13'07 (3.36 x 3.98)**

Tiled flooring, cornicing with centre piece, stone fireplace, door leads to bedroom and hallway to 2<sup>nd</sup> bed and bathroom.



**Bedroom 1 11'04 x 13'07 (3.36 x 3.98)**

Tiled floor



**Bedroom 2 10'11 x 8'10 (3.08 x 2.46)**

Tiled floor



**Bathroom 9'11 x 8'08 (2.77 x 2.46)**

WHB, WC and Shower Area, Tiled floor and tiled around the shower area.



**OUTSIDE**

Garage attached to the house

3 span slatted shed, 3 span lie back and 50' long tank, 2 x 3 span back to back with slurry storage to back, 6 unit milking parlour.



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