

31 Parliament Street, Kilkenny.R95 ETY5

FOR SALE BY PUBLIC AUCTION

On Friday March 7th at 2pm

In The Clubhouse Hotel Kilkenny



We are excited to offer this exceptional development opportunity in the heart of Kilkenny's dynamic business district, in the iconic Marble City.

This detached property, spanning approximately 1,900 sq ft (176.5 sq m) on a prominent corner site, is located on the vibrant Parliament Street. The property features generous accommodation over two floors and includes gated access to a private, enclosed yard, along with a spacious round-roofed shed to the left of the main building.

This is a fantastic opportunity to either modernize & redevelop the remaining site, making it ideal for a variety of potential uses. (*Zoned General Business*)

Don't miss out on this unique investment!



LOCATION

This exceptional location is perfectly positioned between Kilkenny's iconic Watergate Theatre and the new Abbey Quarter, a dynamic urban center nestled within Kilkenny's medieval charm. It's an ideal setting for businesses looking to establish or relocate in Ireland.

Neighbouring business' / buildings to include : Abbey Quarter Kilkenny County Library, Tirlan Offices, O'Neill Foley Chartered Accountants and the Watergate Theatre to the right.



Link to Abbey Quarter



Link to Property Location



ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

- Hallway 7'05 x 16'02 (2.1 x 4.9)
- Reception 14'03 x 12'03 (4.3 x 3.7)
- Middle Hall 3'09 x 7'04 (0.9 x 2.1)
- Kitchen 14'07 x 8'02 (4.3 x 2.4)
- Dining Room 16'03 x 9'07 (4.9 x 2.8)
- Reception 2 13' x 16'10 (4 x 4.9)



FIRST FLOOR

- Landing 14'06 x 7'10 (4.3 x 2.2)
- Bathroom 6'06 x 9'02 (1.8 x 2.7)
- Bedroom 1 12'11 x 10'6 (3.7 x 3.1)
- Bedroom 2 11'10 x 10'05 (3.4 x 3.1)
- Dressing Room 10'06 x 9'06 (3.1 x 2.8)
- Bedroom 3 11'07 x 12' (3.4 x 3.7)
- Bedroom 4 14'06 x 11' (4.3 x 3.3)

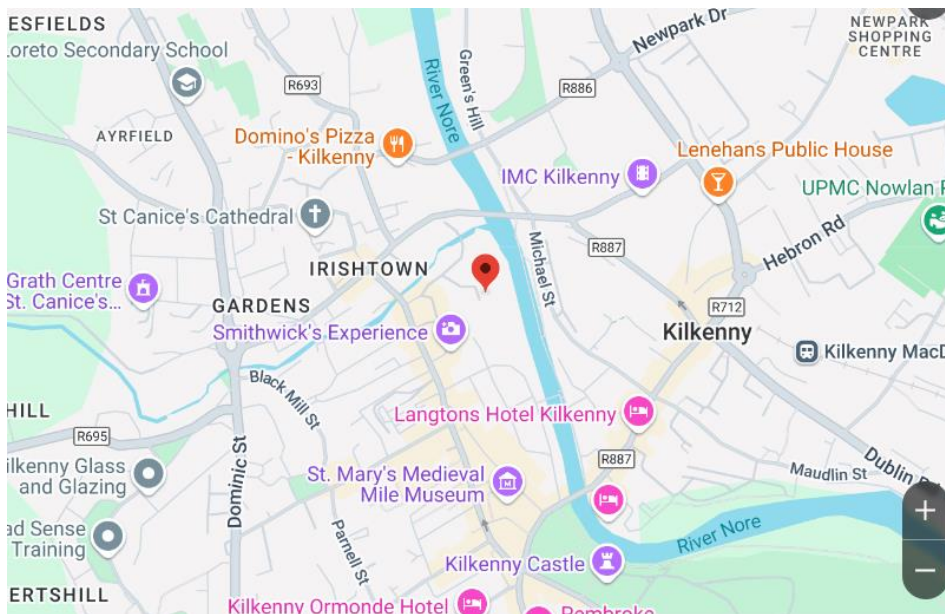


SERVICES

- Mains Water
- Mains Sewerage
- Oil Fired Central Heating

FEATURES

- Super location
- Options to modernise existing house & redevelop remaining site
- Zoned General Business



SOLICITOR

Martin Crotty
Poe Kiely Hogan Lanigan
21 Patrick St., Kilkenny
056 77 21063

BER

D3
BER No : 123456789

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 reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.