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**PAT
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Auctioneer Valuer Estate Agent



The Old School House, Coon West, Carlow, Co. Kilkenny. R93 C2W9.

FOR SALE BY PRIVATE TREATY

Single storey detached roadside dwelling, formally the old vocational school, but used as a residential building since the early 1970's, when it was purchased by the current family. Accommodation comprises of entrance hallway, kitchen-dining, bedroom, bathroom, office, 2 bedrooms and store room. It has a dual heating system, with one half of the house being heated from the solid fuel stove and the other from the oil cooker in the kitchen. Sitting on a lovely site with large front and rear gardens and backs onto the river. Walled into the front with pedestrian access, parking on the road. Located less than 200m from the village with the church and playground only a stroll away.

GUIDE PRICE : €130,000

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 All offers are subject to the property being unsold, let or withdrawn.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.

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ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway 9'5 x 9'6 (2.90 x 2.90)
Office directly in front with corridors leading both left and right to other accommodation

Kitchen-Dining 21'9 x 13'6 (6.67 x 4.14)
Kitchen units at floor level, vinyl flooring, Rosieres Oil Cooker, door to rear porch and door leading into bedroom 1.

Bedroom 1 15'3 x 13'9 (4.66 x 4.24)
Vinyl flooring

Office 11'6 x 10'4 (3.53 x 3.17)
Original 12½ ft ceilings, plumbed for washing machine.

Bathroom 8'3 x 7' (2.53 x 2.13)
WHB, WC and Shower Area, tiled floor, cladding on walls.

Hallway 12'8 x 7'04 (3.90 x 2.14)
9½ft ceiling here, laminate flooring

Bedroom 2 8'6 x 8' (2.62 x 2.43)
Laminate flooring

Bedroom 3 12'2 x 9'06 (3.72 x 2.76)
Carpet flooring

Bedroom 4 14'02 x 8'03 (4.27 x 2.45)
Carpet flooring

Store Room 12'09 x 10 (3.68 x 3.05)
This room houses the hotpress and solid fuel stove which heats the new radiators to this end of the house. (this was installed c.15 years ago)

SERVICES : Dual heating system (oil and solid fuel for opposite ends of the house)
Note there is no septic tank on site and no well (current owner has water for a neighbour).

All internal walls are drylined. Single glazed timber windows. 3G data coverage.

Lovely rural location on the outskirts of the village, only a short stroll to the playground / church / pub. Excellent sporting ground facilities within a short distance.

