

c.12 acres of dual purpose lands, presently in pasture, in 4 paddocks around the house / farmyard. The remaining c. 2 ½ acres are low lying down by the river.

Fantastic rural location at the end of a cul-de-sac, with agricultural roadway only for 250 yards with a number of adjoining landowners and homeowners sharing the public road.

Location : Take the first left turn after passing the Clinstown Primary School and continue to the end of this cul-de-sac turning right up a shared right of way to the property.



CLINSTOWN, JENKINSTOWN, CO. KILKENNY. R95 Y889

6.27 Hectares/15.5 Acres Residential Holding

**FOR SALE BY PUBLIC AUCTION
On 20th October 2020 at 2.30pm
In Newpark Hotel, Kilkenny.**



This holding will be offered for sale in three lots:
Lot 1 : The Entire
Lot 2 : The residence and farm buildings on c.0.76
Lot 3 : c.14.65

LOT 2 : The Residence and Farm Buildings

Detached two-storey farmyard in a typical old farmyard setting with numerous out-offices across the yard, 3 span haybarn with lean-to, collecting yard, crush and other sheds with galvanised roof to rear. Lawn to rear of house.

The detached residence extends to c. 930 sq ft and comprises of entrance porch, kitchen-living, sittingroom, back kitchen, toilet and bedroom on the ground floor with 2 bedrooms on the first floor, one being accessed through the other.

DG PVC windows and door. Slatted roof.

SERVICES : Oil fired central heating, own well and septic tank.

