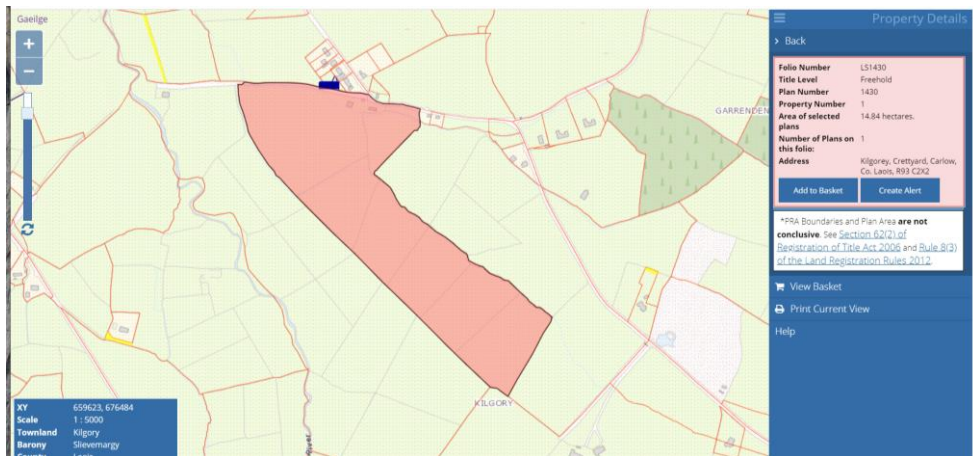


**Solicitor** Justin Cody, Justin Cody & Sons, Bagenalstown, Carlow.  
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## KILGORY, CRETTYARD, CARLOW. R93 C2X2.

### C.36½ ACRE RESIDENTIAL HOLDING

**FOR SALE  
BY PUBLIC AUCTION  
WED 14<sup>TH</sup> OCT 2022 AT 3PM  
IN A VENUE TO BE CONFIRMED!**



This is a fine compact holding of c.36 acres of good grassland with farmyard together with detached bungalow residence and will be offered as follows:

**Lot 1** : The Entire; **Lot 2** : c.36 acres with farmyard  
**Lot 3** : Residence on c. ½ acre

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**Entrance Porch** 4'04 x 3'04 (1.23 x 0.93)

**Hallway** 3'04 x 17'04 (0.93 x 5.19)  
Carpet flooring

**Kitchen** 10' x 8'10 (3.05 x 2.47)  
Vinyl flooring, kitchen units at floor and eye level



**Dining / Living Room** 13'09 x 12'11 (4 x 3.70)  
Vinyl flooring, solid fuel range

**Rear Hallway** 3'05 x 6'08 (0.93 x 1.85)  
Vinyl Flooring, door leading out to rear garden

**Bedroom 1** 8'11 x 9'08 (2.47 x 2.77)  
Carpet flooring

**Bedroom 2** 13'09 x 9'10 (4 x 3.70)  
Vinyl flooring



**Bathroom** 8' x 6' (2.44 x 1.83)  
WHB, WC and Bath with Triton T90 electric shower overhead. Tiled floor to ceiling.

**SERVICES** Septic tank and own water supply, both oil and solid fuel central heating

**SALE TO INCLUDE** All carpets, curtains and light fittings, all fixtures and fittings – kitchen appliances – Zanussi washing machine, Hotpoint fridge freezer, Indesit electric cooker.

**BER RATING** D1 (Ber No 102827433)

This property was built in 1977 and includes entrance hallway, kitchen, dining-living area, 2 bedrooms and bathroom. Sited in a lovely rural location only minutes off the main Castlecomer / Athy Road at Crettyyard. The lands are located around the house with access from the right as per maps shown.

