

#### LOCATION

This is a lovely rural location on the outskirts of the village, with a wonderful amenity "The Crag Look walk" on its door step. This is a wonderful forest walk which attracts large numbers on a daily basis all year round – a 6km walk with different terrain / different routes.

Urlingford 8km/ Tullaroan 8km, Thurles 22km, Kilkenny City 22km.

#### SERVICES

Own well, septic tank and OFCH

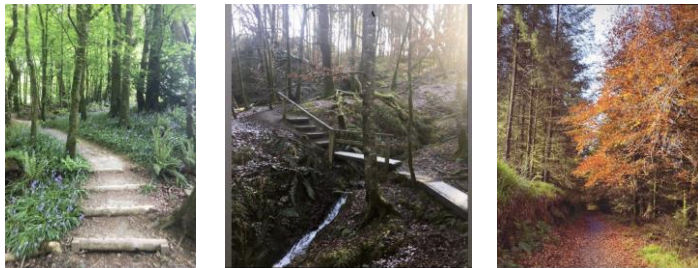
**BER RATING** E2

#### DETAIL

The owners started renovating this property – so it's a work-in-progress! There's a flat roofed extension to the rear and also to the side. It fronts onto two roads, with access front and rear.



*Image of property prior to renovations works commencing*



*Fantastic walks at the Crag Loop*

## GRANGE, BARN, THURLES, CO. TIPPERARY. E41 K611

**FOR SALE BY PRIVATE TREATY**



Sale of extended country cottage standing on 0.83 hectares / c.2.05 acres with accommodation to include entrance porch, sittingroom, kitchen, 3 bedrooms and bathroom. There's a small yard to the rear with numerous out-buildings, also gated access to a paddock to left of house. The owners had commenced renovations – the house is rewired and replumbed, new bathroom suite and most walls are slabbed, so an opportunity for someone to put their own finish to this property.

**GUIDE PRICE : €150,000**

**ACCOMMODATION COMPRISES OF THE FOLLOWING:-**

**Entrance Hallway** 5'07 x 4'03 (1.54 x 1.22)  
Tiled floor, kitchen to the left, sittingroom to the right.

**Sitting Room** 13'08 x 11' (3.4 x 3.33)  
Timber floor boards, 2 x windows

**Kitchen** 13'08 x 12'08 (4 x 3.7)  
Tiled floor

**Bedroom 1** 8'08 x 10'09 (2.5 x 3.1)  
Small fireplace in the corner

**Bedroom 2** 10'08 x 10'03 (3.4 x 3.047)

**Bedroom 3** 11'11 x 10'07 (3.4 x 3.07)

**Bathroom** 8'01 x 5'10 (2.44 x 1.55)  
WHB, WC and double shower, fully tiled floor to ceiling – but needs to be finished (grouting etc) Triton T90 SI electric shower.

**Rear Hallway** 5'04 x 2'08 (1.53 x 0.63)



**FOLIO : TY3473F - 0.83 HECTARES / 2.05 ACRES**