

REA Dawson
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Crannagh, Mount Leinster

Starting Bid: €85,000.00



For sale by REA Dawson via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A unique opportunity to acquire an old-style stone residence set in a picturesque location with uninterrupted views of the beautiful South Carlow countryside.

The property is located close to Mount Leinster and the Blackstairs Mountain renowned amongst walking and cycling enthusiasts. The city of Kilkenny and the towns of Carlow and Enniscorthy are close by while south Dublin can be reached in approximately 1 hour.

Uninhabited for several years, the property is in need of complete refurbishment, offering a fantastic restoration project. It sits on 0.15 hectares and is accessed via a laneway, approximately 250 metres from the public road.

Ideally located within easy reach of Rathanna village and Borris town, with Graiguenamanagh and Kilkenny further afield, this property provides a peaceful rural retreat while maintaining great connectivity. The area is renowned for its scenic walks and

hiking trails, including the stunning Blackstairs Mountains and nearby Barrow Way, perfect for nature lovers and outdoor enthusiasts.

The property may qualify for a refurbishment grant of €70,000, subject to necessary consents.

For further details or to arrange a viewing, contact the selling agents.

Location

<https://www.google.com/maps/place/52.61558248991847+-6.814742088317872/@52.61558248991847,-6.814742088317872,17z>

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/46524cb14bee442ebe2233f8cd98b2ed/auction-pack>

TO VIEW OR MAKE A BID Contact REA Dawson or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.