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**Kilkenny**  
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**c. 9.3% Yield (plus additional site) - 11-13 Barrack Street, Goresbridge**  
**Starting Bid: €750,000.00**



For sale by DNG Ella Dunphy via the iamsold Bidding Platform

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

Exceptional Investment Opportunity in the Heart of Goresbridge.

Discover four stunningly converted and modernized apartments conveniently located in the picturesque village of Goresbridge, ideal for investors seeking a turn key property with contemporary living. Completed in 2025, these beautifully enhanced units showcase the perfect blend of comfort and style, with all the modern conveniences you could desire.

This unique property consists of:

**1 x 2-Bedroom Maisonette:** A spacious and inviting living space that combines modern aesthetics with functionality, perfect for families or professionals seeking a blend of comfort and elegance.

**2 x Ground Floor 1-Bedroom Apartments:** These charming units offer easy accessibility and

are ideal for singles or couples looking for a cozy retreat.

**1 x Ground Floor 2-Bedroom Apartment:** A generous layout providing ample living space, making it a versatile choice for potential renters or as a guest accommodation.

Strategically located within walking distance to local amenities, residents can enjoy the idyllic village lifestyle while being within a short drive to Kilkenny City—just 20 minutes away—and a quick 10 minutes to the M9 Motorway, ensuring effortless commuting and access to broader opportunities.

Moreover, the property comes with additional opportunity for further development to the rear, presenting a prime candidate for future expansion and profitability.

Do not miss this rare chance to invest in a thriving community with significant growth potential. This well appointed property offers a turn-key investment solution in one of the region's most desirable locations.

#### LOCATION

Goresbridge is a picturesque village known for its breathtaking landscapes and rich cultural heritage. With the scenic River Barrow flowing nearby, it's an ideal spot for outdoor enthusiasts and nature lovers alike, offering countless opportunities for walking, cycling, and fishing.

The vibrant local community hosts a variety of events throughout the year, showcasing traditional music, crafts, and culinary delights, making it a perfect destination for visitors seeking an authentic Irish experience. Whether you're exploring the charming streets or enjoying the warm hospitality of local businesses, Goresbridge offers a unique blend of tranquility and excitement that will leave you enchanted.

#### KEY FEATURES

**Diverse Apartment Layouts:** The property comprises a variety of living spaces, catering to a wide range of potential occupants.

**Modernized and Stylish Design:** Completed in 2025, the apartments boast contemporary enhancements that combine comfort and style, making them appealing to tenants looking for modern living.

**Strategic Location:** Just 20 minutes from Kilkenny City, with easy access to the M9 Motorway, offering residents convenience and excellent commuting options.

**Turn-Key Investment Opportunity:** Fully converted and ready for occupancy immediately.

**Potential for Future Development:** The property includes additional opportunity for development at the rear.

#### BER / SIZE DETAILS

Apt. 1

BER B2 / BER No. 117637785

Floor Area 77.8 m<sup>2</sup>

Apt. 2  
BER B1 / BER no. 117637736  
Floor Area 60.41 m2

Apt. 3  
BER B1 / BER No. 117637769  
Floor Area 60.93 m2

Apt. 4  
BER B2 /BER No. 117637702  
Floor Area 46.94 m2

Copy and Paste below link for virtual tour:  
<https://tour.giraffe360.com/fcbc6bdba2ad45689563c0d93429563d/>

To access the legal pack, please copy and paste the link below:  
<http://www.iamsold.ie/properties/856a97ae9811480299b4655b11fcca5d/auction-pack>

TO VIEW OR MAKE A BID Contact DNG Ella Dunphy or iamsold, [www.iamsold.ie](http://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

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