



## School House Converted to 4 Apartments For Sale In Mooncoin Kilkenny Ireland



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 729,092.84

### Location

Pays: Irlande  
Indicatif régional: X91 KXP9  
Soumis: 13/07/2026

Description:

School House Converted to 4 Apartments For Sale In Mooncoin Kilkenny Ireland

Esales Property ID: es5554995aa

Old school house  
Pollrone road  
Mooncoin  
Kilkenny  
X91w9kr  
Ireland

BER: B

Exceptional Investment Opportunity: Historic School House Conversion in Mooncoin, Co. Kilkenny

Nestled in the heart of the historic and culturally rich village of Mooncoin, this meticulously restored former school house presents a rare opportunity for investors seeking a high-yield, turnkey property. This striking stone-clad building, once a cornerstone of the local community, has been thoughtfully reimagined into four independent, self-contained apartments. Balancing the architectural grandeur of its 19th-century origins with contemporary internal design, this property offers both aesthetic prestige and immediate rental income.



## Innovative Design & Spatial Layout

The renovation has been executed with a focus on light, volume, and modern living. Each of the four units follows a consistent, sophisticated open-plan layout that maximizes the building's impressive ceiling heights. The units are approximately 70m<sup>2</sup> each, bringing the total floor space of the building to roughly 280m<sup>2</sup>.

The ground floor of each apartment (measuring 7m x 6m, or 42m<sup>2</sup>) serves as a spacious living and dining area, seamlessly integrated with a modern kitchen. Rising above the living space is a bespoke mezzanine level (28m<sup>2</sup>), which houses the primary sleeping area. This mezzanine design creates a sense of airy verticality and architectural interest that standard modern apartments simply cannot match. Each unit is completed by a contemporary, well-appointed bathroom, ensuring a high standard of comfort for residents.

## Immediate Returns & Tenancy

One of the most compelling aspects of this offering is that the property is being sold fully occupied. With reliable tenants currently in situ across all four units, an incoming owner will benefit from immediate cash flow from day one of completion. In the current Irish rental market, particularly in the Southeast where demand for quality housing remains at an all-time high, these units represent a 'recession-proof' asset class. The unique 'loft-style' appeal of the apartments makes them highly desirable to young professionals and commuters who work in nearby Waterford City but prefer the charm of village life.

## Prime Location: The Heart of the Suir Valley

Mooncoin is far more than just a quiet village; it is a community steeped in heritage and famous as the home of the 'Rose of Mooncoin.' Situated on the N24 corridor, it offers the perfect balance of rural tranquility and urban accessibility.

\* Proximity to Waterford: Only a 10-minute drive to Waterford City, providing tenants easy access to University Hospital Waterford, SETU (South East Technological University), and major pharmaceutical hubs.

\* Village Amenities: Shops, traditional pubs, and local sports clubs are all within walking distance, fostering a high quality of life for residents.

## Logistics and Accessibility

For international investors or those managing a portfolio from abroad, the property is easily accessible via major transport links. The nearest airport with comprehensive international schedules is Dublin Airport (DUB), located approximately 175km to the north. The journey is a straightforward drive of under two hours via the M9 motorway, which connects the capital directly to the Kilkenny/Waterford border.

## Investment Summary



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This converted school house is not merely a residential building; it is a piece of Mooncoin's history repurposed for the 21st century. With a combined footprint of 280m<sup>2</sup>, a proven rental track record, and the unique architectural character of the mezzanine layouts, it stands as one of the premier investment opportunities currently available in County Kilkenny.

## About the Area

Mooncoin is a charming, linear village situated in the lush Suir Valley at the southernmost tip of County Kilkenny. Known historically as Móin Choinn (Coyne's Bogland), the village lies approximately 10 kilometers north of Waterford City along the N24 road. It is framed by the dramatic backdrops of the Slievenamon and Comeragh Mountains, offering a picturesque slice of the Irish southeast that feels deeply connected to the surrounding river landscape.

The village holds a special place in Irish culture as the namesake of the famous ballad, 'The Rose of Mooncoin.' Written in the 19th century by local poet Watt Murphy for his beloved Elizabeth, the song has transcended its romantic origins to become the official anthem of Kilkenny GAA. Visitors often feel this heritage in the local pride, especially given Mooncoin's storied history in hurling, having been home to legendary players like Richard 'Drug' Walsh.

Architecturally, Mooncoin is defined by its traditional cottages, historic parochial buildings, and the Church of the Assumption, which dates back to 1869. While it lacks a singular town square, its 'main street' energy is vibrant, consistently earning the village high marks in Ireland's Tidy Towns competition. The community remains a quiet bastion of rural life, where the local economy is supported by agriculture and its role as a peaceful residential suburb for nearby Waterford.

For those traveling by air, the nearest airport with major international connections is Dublin Airport (DUB), located approximately 175 kilometers (109 miles) to the north. While Waterford Airport is technically closer, it currently lacks scheduled commercial flights, making Dublin the most practical gateway. The drive from Dublin usually takes just under two hours via the M9 motorway, while frequent bus services link the airport directly to the region.

## MAIN FEATURES:

- \* 280m<sup>2</sup> of living space ( 70 per unit )
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

|                   |                    |
|-------------------|--------------------|
| Chambres:         | 4                  |
| Salle de bains:   | 4                  |
| Pied carré fini:  | 280 m <sup>2</sup> |
| Dimesions du lot: | 280 m <sup>2</sup> |

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UAJM-T3303/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3303/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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