

Ref: P4183



'BALLINAGILKY, HACKETSTOWN, CO CARLOW R93CX65



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# AN ATTRACTIVE C. 26 ACRE RESIDENTIAL HOLDING AND OUTBUILDINGS

**For Sale By Online Auction On Tuesday 2nd March At 3pm**

**LOCATION:** The property enjoys an excellent and convenient location on the Wicklow/Carlow border in a cul-de-sac roadway the L60071. It is just 0.2km off the R747, the Main Tinahely/Hacketstown road, 4km from Hacketstown and 7km from Tinahely with a host of amenities in both rural towns. Hacketstown is a small rural town with a good range of shops, services and both primary and secondary schools. It is located east of Carlow Town, close to the Wicklow border, 10km north of Tinahely, 15km south of Baltinglass, 16km from Tullow, 22km from Carlow town and 70km south of Dublin. Tinahely is a small town located in south Co. Wicklow with a good range of shops, services and primary school. It is 20km south of Arklow and 70km south of Dublin.

**DESCRIPTION:** The lands which contain some C. 26 acres are divided into suitable divisions with C. 16.5 acres of good quality grassland and C. 9.5 acres in mature forestry, planted approximately 20 years ago and reaping the benefit of a natural water supply. Beautiful scenic walks are a huge advantage in this area with breath taking views around every corner.

The two storied residence which enjoys stunning views of the Wicklow mountains and surrounding countryside was constructed over 100 years ago, comprises of a living room, bedroom, kitchen and bathroom on the ground floor with 1/2 bedrooms on the first floor. It is in good condition throughout and would gratefully benefit from some upgrading. The yard which has a separate entrance has 2 large sheds (see measurements in accommodation). Accommodation comprises of:

Front Porch:	1.7m x 1m	Tiled floor
Living Room:	4.6m x 4.2m	Tiled floor, solid fuel stove
Bedroom:	4.2m x 3m	Tiled floor
W.c.:	2.2m x 2m	Shower, w.c., & w.h.b.
Kitchen:	3m x 3m	Tiled floor & plumbed for washing machine
First Floor:		
Bedroom 1:	7m x 4m	







#### YARD:

Shed No 1	3 Bay shed	10m x 5m
Shed No 2	An enclosed "A" roofed shed with concrete floor, sliding doors and incorporating 9 box stalls. It has ESB & water supply	18m x 13m



#### SERVICES AND FEATURES:

ESB  
Private Well  
Septic Tank  
Property Extends To: 81.52m<sup>2</sup>  
Built: 1870



#### BER DETAILS:

BER: G  
BER No. 112928031  
Energy Performance Indicator: 624.78kWh/m<sup>2</sup>/yr



This Is An Ideal Opportunity For Anyone Wishing To Purchase A Small Holding With Equine Or Other Farming Interests.





**DIRECTIONS:** From Tinahely proceed towards Hacketstown for C. 6km and. Crossing the county boundary, take the first road to the right (L60071), the property is then on your right hand side with QUINN PROPERTY signboard.

**Legals:** Cathal Louth, C J Louth & Son, Solicitors, 5 Ferrybank, Arklow Co Wicklow

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