

**QUINN** PROPERTY

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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 culde-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 18m x 13m

> shed with concrete floor, sliding doors and incorporating 9 box stalls. It has ESB & water supply





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/m²/yr



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

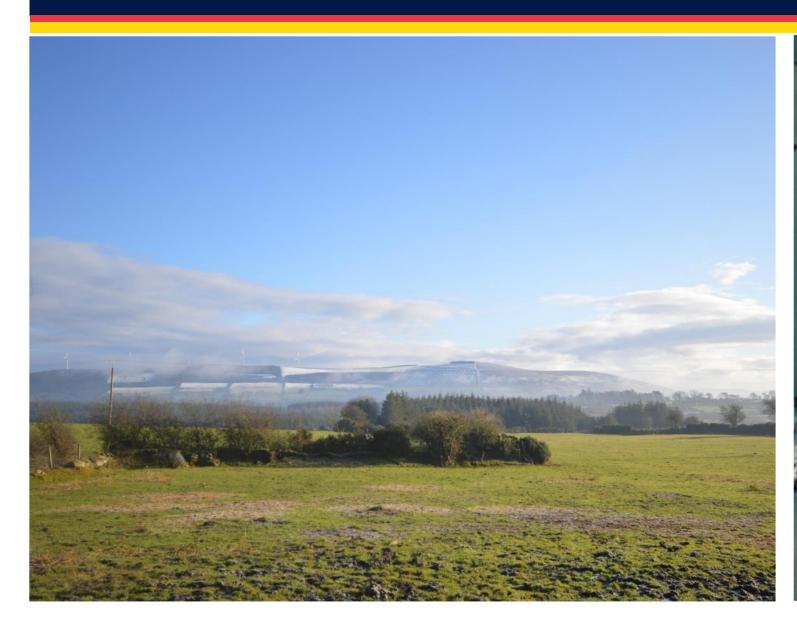
## **QUINN** PROPERTY

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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

The above particulars are issued by **QUINN** PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN** PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60









