

Ref: P4725

KILLISK, THE BALLAGH, ENNISCORTHY, CO. WEXFORD Y21 P978



QUINN PROPERTY

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BER C3

VALUABLE C. 33 ACRE RESIDENTIAL HOLDING FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 28TH APRIL 2021 AT 3PM IN ONE OR MORE LOTS



LOCATION:

The property is located in a rural part of Co. Wexford, 3km from both The Ballagh and Ballymurn, 12km from Enniscorthy and 17km north of Wexford town. The Ballagh is a small village with a good range of amenities to include shops, services, post office, church and primary school. It is 10mins from the coast and is in close proximity to many of Wexford's finest beaches, 20km north of Wexford town and 15km east of Enniscorthy. Enniscorthy is a thriving market town situated along the N11 and the River Slaney, with a large range of shops, services, amenities, primary and secondary schools servicing both a large urban and rural population.

DESCRIPTION:

The farm is divided by the public road into two lots with the residence and c. 13 acres on the western side and the remaining c. 20 acres on the eastern side.



The residence, standing on c. 3.5 acres, has independent access from the public road and comprises of a three bedroom bungalow, built in the 1980's, with an adjoining garage and granny flat. It is approached via electric gates with concrete drive and lawns either side.

Accommodation comprises of:

Entrance Hall:	3.5m x 2.0m	Closet, carpet
Inner Hall:	6.0m x 1.5m	Closet and carpet
Living Room:	4.6m x 3.4m	Solid fuel stove, carpet, hot press
Sitting Room:	3.7m x 3.7m	Open fire, carpet
Kitchen/Diner:	3.2m x 3.0m	Fitted units and Marley floor covering
Bathroom:	3.0m x 2.0m	Bath, shower, w.c., w.h.b., tiled floor
Bedroom 1:	4.0m x 3.0m	Fitted wardrobe and carpet
Bedroom 2:	4.0m x 3.0m	Fitted wardrobe and carpet
Bedroom 3:	3.0m x 2.8m	Fitted wardrobe and carpet
Granny Flat		
Kitchen/Living Room:	4.2m x 3.8m	





Bedroom: 3.0m x 2.8m
 Bathroom: 2.1m x 1.6m W.c., w.h.b.
 Garage: 4.5m x 3.0m

OUTSIDE:

There is a garage adjoining the property (4.5m x 3m) and a fuel shed with oil burner and water pump.



SERVICES AND FEATURES:

Oil Fired Central Heating
 Private Well
 Septic Tank
 Tiled Roof

Woodgrain Effect Double Glazed Windows
 Property Extends To: 147.35m²
 Built: 1980's

BER DETAILS:

BER: C3
 BER No. 113070304
 Energy Performance Indicator: 202.58 kWh/m²/yr



FARMYARD:

A separate concrete entrance leads to the farmyard with large open concrete yard and a range of out buildings to include:
 3 Bay Shed with 2 Lean-tos (90' x 45')
 Silage Walls & Concrete Yard with Feeding Trough
 5 Bay 'A' Roofed Straw Shed with Concrete Floor (75' x 30')
 Cattle Crush
 Sheep Dip Tub



THE FARM WILL BE OFFEERED IN THE FOLLOWING LOTS:

Lot 1: Residence & Yard on C. 3.57 Acres, **Lot 2:** C. 9.8 Acres, **Lot 3:** C. 20 Acres & **Lot 4:** The Entire

Folio Number: WX5155F

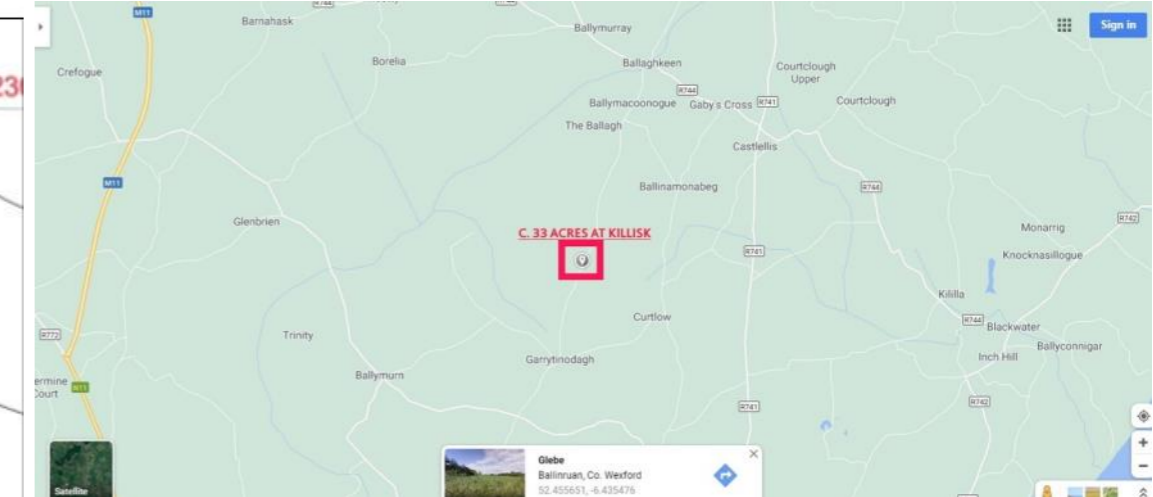
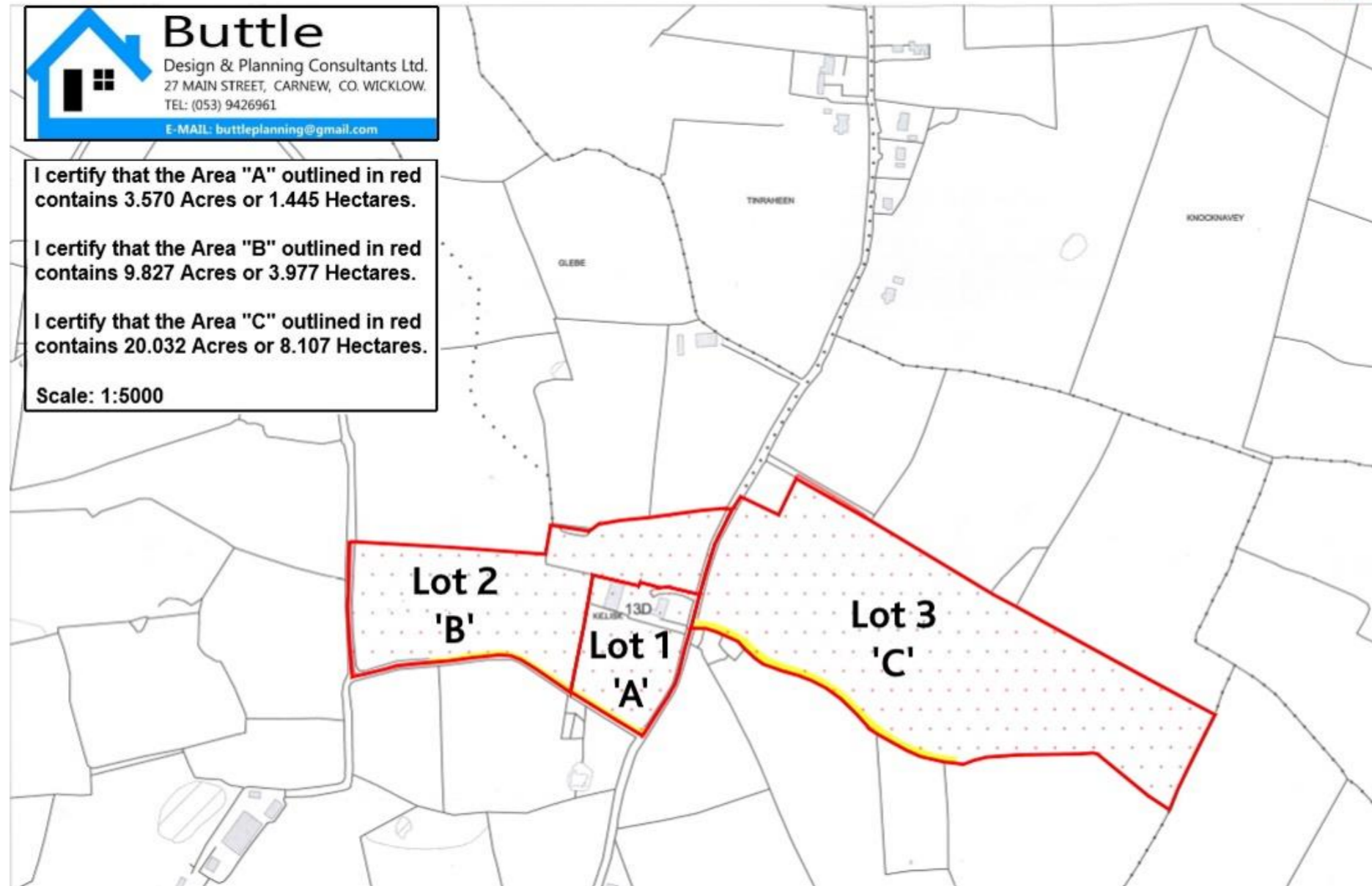


I certify that the Area "A" outlined in red contains 3.570 Acres or 1.445 Hectares.

I certify that the Area "B" outlined in red contains 9.827 Acres or 3.977 Hectares.

I certify that the Area "C" outlined in red contains 20.032 Acres or 8.107 Hectares.

Scale: 1:5000



DIRECTIONS:

From Gorey take the Ballycanew road (R741) and head south for about 23km. Turn right onto the R744 and continue for 1.9km to The Ballagh. Turn left and after 2.8km the property will be on the left and right with **QUINN PROPERTY** auction board.

**THIS IS AN EXCELLENT
RESIDENTIAL HOLDING
VIEWING HIGHLY RECOMMENDED**

SOLICITOR DETAILS:

Brian Gartland, Gartland Furey Solicitors, 20 Fitzwilliam Square, Dublin 2, D02 FP64. Tel: 01 7998000

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.