

Ref: P5048



BALLYMARROGE, SHILLELAGH, CO. WICKLOW

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COMPACT C. 15.3 ACRE HOLDING FOR IMMEDIATE SALE BY PRIVATE TREATY

LOCATION:

The lands are located 3km off the R725, the main Shillelagh to Tullow road. They are 1km from Kilquiggan, 5km from Shillelagh, 12km from Tullow and 3km from The Dying Cow Pub. Shillelagh is a quaint and scenic village in south Co. Wicklow along the Wicklow Way and is noted for its stone built cottages with the Derry River flowing through the village. It has amenities such as primary schools, churches, restaurants and pubs and has a vast range of outdoor activities close by such as fishing, hill walking, cycling trails, equestrian pursuits and it is only 3km from the renowned Coolattin Golf Club (18 Hole).

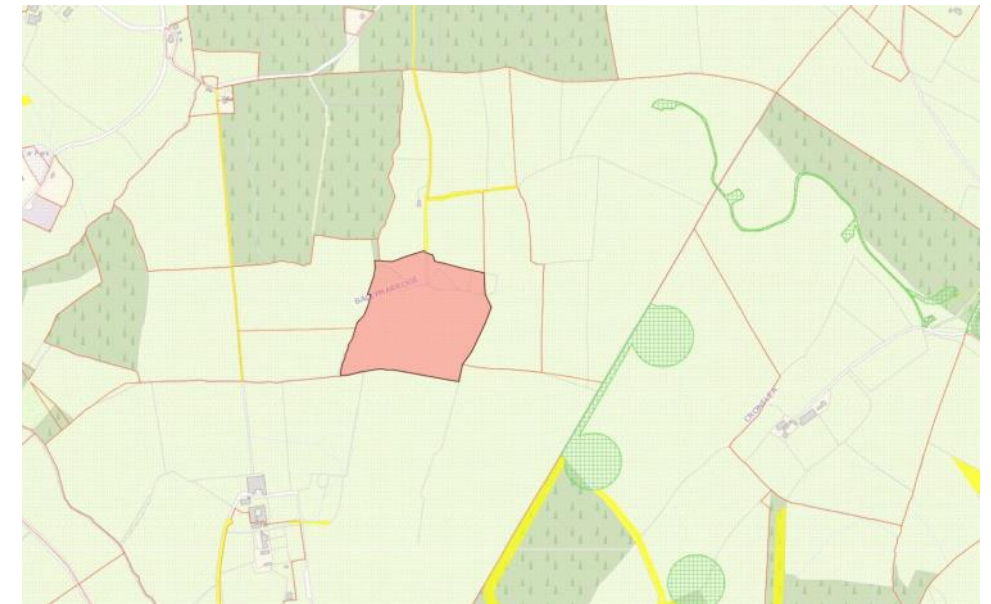
DESCRIPTION:

The land is located in a scenic area and enjoys stunning views of the surrounding rolling countryside. It is approached via a hard core laneway and is currently in grass, in one block and divided into four divisions. The land is in good heart, suitable for any farming enterprise, with the exception of c. 3 acres which are in need of some reclamation works. There is a natural water supply on the land.

DIRECTIONS:

From Shillelagh take the Tullow road (R725), after 4 km turn right towards Kilquiggan, proceed c. 2 km to a four crossroads, turn right and, after 0.7km, the access laneway is on the right hand side with a **QUINN PROPERTY** sign.

A.M.V. €100,000



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