

Ref: P5137

CRAFFIELD, AUGHRIM, CO. WICKLOW Y14CP33



QUINN PROPERTY
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VALUABLE C. 82 ACRE RESIDENTIAL HOLDING

FOR SALE BY ON-LINE AUCTION ON WEDNESDAY 13TH OCTOBER AT 12 NOON (IN ONE OR TWO LOTS)



LOCATION:

Located in a picturesque part of south Co. Wicklow, 5km west of Aughrim, just off the Aughavannagh road. Aughrim is a large village located on the edge of the Wicklow Mountains with a good range of shops, services and amenities as well as primary school. It is 12km from Arklow and the N11, 15km south of Rathdrum and 65km south of Dublin. The farm is located along the Wicklow way, 15km south of Rathdrum and 70km south of Dublin.

DESCRIPTION:

The farm is accessed over a hard-core laneway with the farmhouse situated 500m from the public road. The residence is a traditional two storey, stone built, farmhouse which is in need of renovation and modernisation.

Accommodation comprises of:

Kitchen: 4.6m x 4.2m Solid Fuel Cooker

Sitting Room: 4.4m x 4.2m

Toilet: 1.3m x 1.3m W.c.

First Floor:

Bedroom 1: 4.2m x 3.6m

Bedroom 2: 3.2m x 3.3m

Bedroom 3: 4.2m x 3.1m Fireplace

SERVICES AND FEATURES:

Gravity Water Supply
Septic Tank (In Need of Upgrading)
Electricity
Residence extends to C. 93.5m²

BER DETAILS:

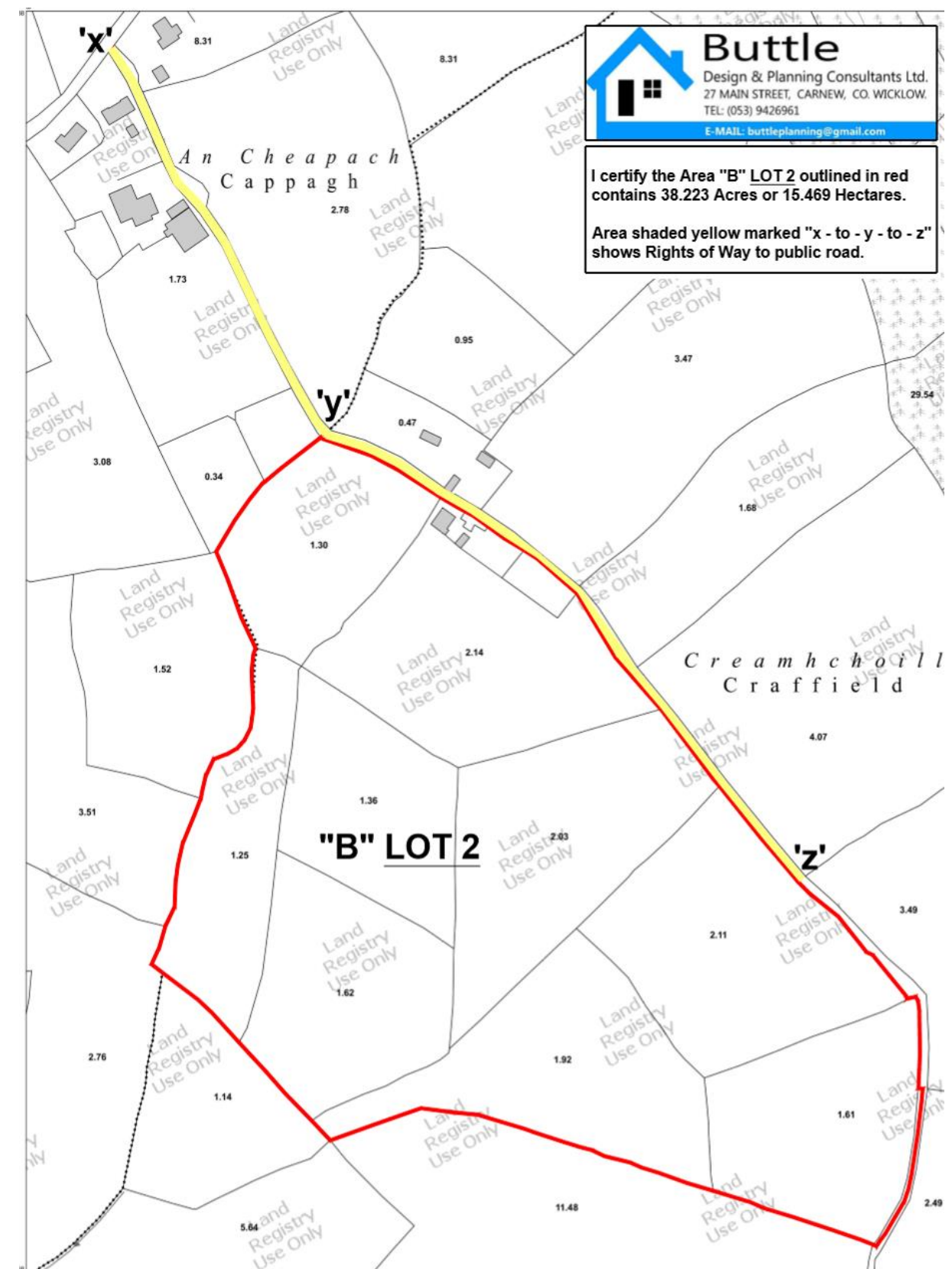
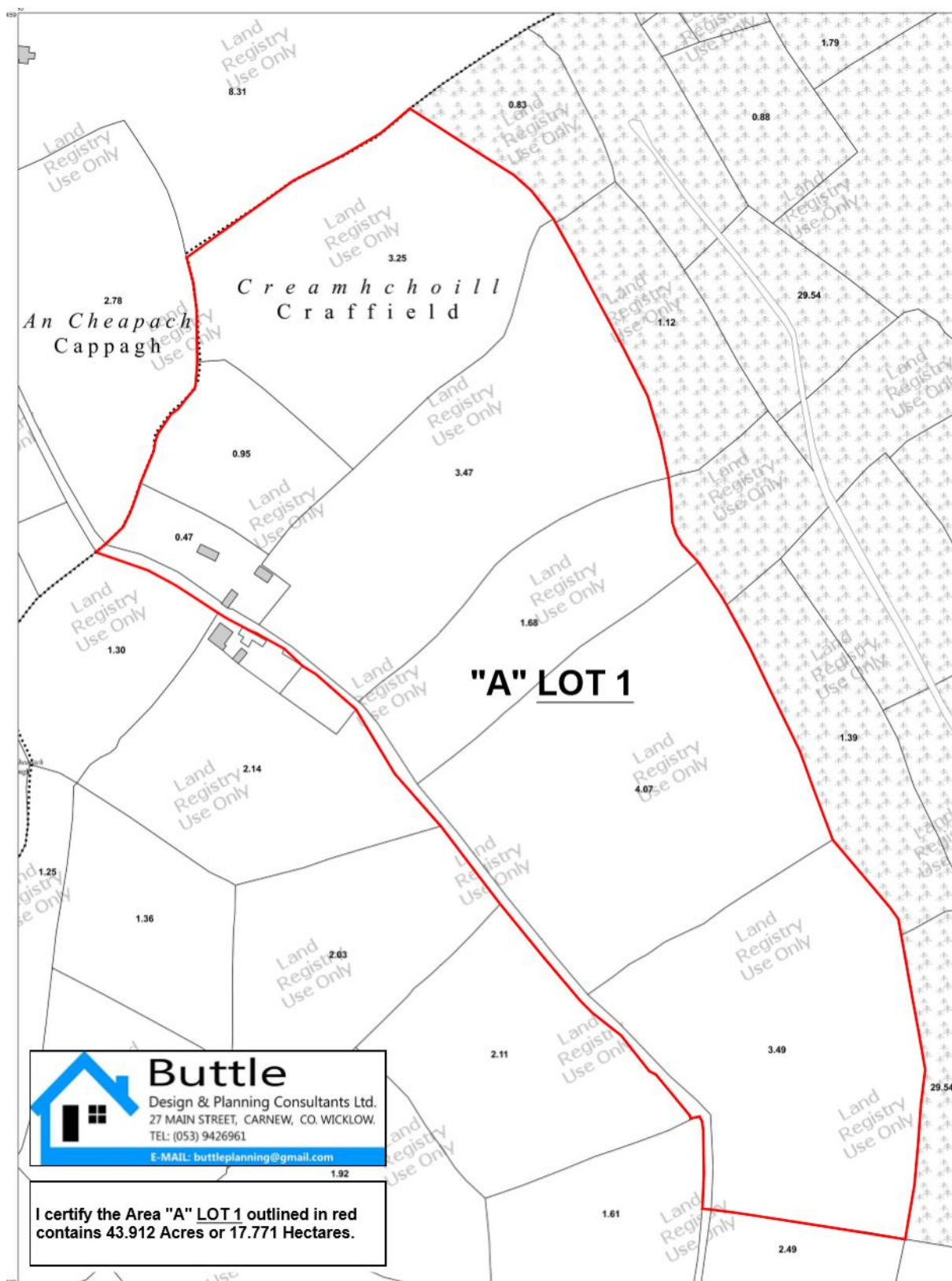
BER: G
BER No. 113245542
EPI: 694.79 kWh/m²/yr



OUTSIDE:

There is a fuel shed to rear of the property, some traditional old stone outbuildings and a two span shed with lean-to.

The Farm Would Be Suitable For Most Agricultural Enterprises
Viewing Is By Appointment Only



LAND:

The lands are south facing, of good quality, all currently in grass. A laneway runs through the farm giving access to most of the fields. The property will be offered in the following lots: **Lot 1:** C. 44 Acres With Residence, **Lot 2:** C. 38 Acres With Sheds & Out Buildings, **Lot 3:** The Entire C. 82 Acres

DIRECTIONS:

From Aughrim take the Aughavannagh Road past the GAA grounds, proceed for 4km to Cappagh Cross and turn right, after 1km the property down laneway on the right with **QUINN PROPERTY** Auction board

Legal: Deirdre Fox, Deirdre Fox & Associates, Main Street, Aughrim, Co. Wicklow Tel: (0402) 36955

QUINN PROPERTY

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