

Ref: P5229

# CRAFFIELD, AUGHRIM, CO. WICKLOW Y14 CP33



**QUINN PROPERTY**

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## CHARMING OLDE WORLDE TWO STOREY STONE BUILT COUNTRY HOUSE, IN NEED OF REFURBISHMENT ON C. 1 ACRE WITH THE OPTION OF A FURTHER C. 2.5 ACRES FOR SALE BY PRIVATE TREATY



**LOCATION:** The property is located 1/2km off the Aughrim to Aughavanna Road in a picturesque part of south Co. Wicklow. It is just 5km from Aughrim, an award winning village with a range of shops, services and amenities, primary school and churches. It is within 2.5km of the Brooklodge Hotel & Macreddin Village, 12km from Rathdrum and Arklow and 1 hour drive from south Co. Dublin. Located along the Wicklow Way this is an ideal project and will make a splendid family home.



**DESCRIPTION:** The south facing residence is set back about 500m from the public road and is accessed over a shared hard core drive way. It is a traditional stone built farmhouse and while it is structurally sound it is in need of renovation and modernisation. It sits centrally on the c 1 acre elevated site and there is an option to purchase a further c. 2.5 acres at the rear.

Accommodation comprises of:

Sitting Room:	4.2m x 4.2m	Open fire
Kitchen:	4.7m x 4.2m	Solid Fuel Stove
W.C.	1.3m x 1.3m	W.c.
First Floor		
Bedroom 1:	4.2m x 4.35m	
Bedroom 2:	3.2m x 3.2m	
Bedroom 3:	4.35m x 4.2m	Fireplace

BER DETAILS: BER: G  
BER No. 113245542  
E.P.I. 694.79 kWh/m<sup>2</sup>/yr

SERVICES  
Private Water  
Septic Tank  
Electricity  
Residence Extends To: C.93.5m<sup>2</sup>



**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 Sale Board.

**A.M.V. €200,000 on C. 1 Acre.**

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