

QUINN PROPERTY www.quinnproperty.ie

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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.



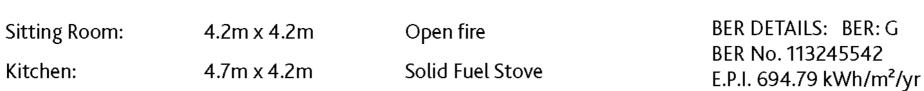


DESCRIPTION: The south facing residence is set back about 500m from the public road and is accessed over a shared hard core drive way. It is a traditional stone built farmhouse and while it is structurally sound it is in need of renovation and modernisation. It sits centrally on the c 1 acre elevated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

Accommodation comprises of:

1.3m x 1.3m

4.35m x 4.2m







First Floor

Bedroom 1: 4.2m x 4.35m Private Water

Bedroom 2: 3.2m x 3.2m Septic Tank Electricity

**Fireplace** 

W.c.

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.

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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.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

W.C.

Bedroom 3:









