

Ref: P5521

AN TRAONACH, MAIN STREET, HACKETSTOWN, CO CARLOW, R93 WC62



QUINN PROPERTY

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A SUBSTANTIAL RESIDENTIAL/COMMERCIAL PREMISES ON C. 0.5 ACRE SITE

For Sale By Private Treaty



LOCATION: This fine residential/commercial premises is located on Hacketstown's Main Street. Hacketstown is a small rural town with a good range of shops, services and both primary and secondary schools. It is located east of Carlow Town, close to the Wicklow border, 10km north of Tinahely, 15km south of Baltinglass, 16km from Tullow, 22km from Carlow town and 70km south of Dublin

DESCRIPTION:

This property offers a wonderful mixed-use opportunity. Standing on a valuable c.0.5 acre site which has huge potential for further development. The shop is currently in use as a craft shop but lends itself to any type of business. The entire property is presented in very good condition throughout. Outside there is a detached stone building which would be suitable for conversion. There is a large garden and parking area to the rear.

Accommodation comprises of:

SHOP UNIT:

Main Unit incorp

Canteen:	9.2m x 9.5m	Fitted units
W.C.:	3.4m x 1.8m	W.c. & w.h.b.

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Entrance Hall:	5m x 2.5m	Carpet and under stair storage
Dining Room:	5.2m x 3.3m	Timber floor
Kitchen/Diner:	5.2m x 4.4m	Fitted with waist and eye level units, oil cooker, electric oven, gas hob, electric extractor fan, fridge freezer, dish washer & timber floor
Utility Room:	3.8m x 2.3m	Plumbed for washing machine, fitted units, tiled floor & back door
W.C.:	1.9m x 1.8m	W.c., W.h.b., fully tiled, electric shower





FIRST FLOOR:

Landing:	6m x 1.2m	Carpet
Bedroom 1:	5.2m x 4.5m	Carpet
Bedroom 2:	5.2m x 3.5m	Carpet
Bedroom 3:	4.6m x 4.3m	Carpet
Bedroom 4:	6m x 3.2m	Carpet
Office:	2.5m x 2m	Carpet
Walk-In-Closet/ Hotpress	4.5m x 1.3m	Storage
Bathroom:	4.5m x 3.2m	Shower, bath, w.c., w.h.b., fully tiled
Sitting Room:	6.6m x 5.9m	Open fire
STONE BUILDING:	11m x 4.4m	New roof, steel doors



SERVICES AND FEATURES:

Oil Fired Central Heating	
Mains Water	
Mains Sewage	
Property Extends To: 310m ²	Shop: 93.5m ²
Built over 100 years ago:	Residence: 216.5m ²

BER DETAILS: RESIDENCE

BER: G
BER No. 114821226
E. P.F.: 484.29 kWh/m²/yr

COMMERCIAL PREMISES

BER: C1
BER No. 800843708
E. P.F.: 488.74 kWh/m²/yr



Large Yard/Garden to Rear With Huge Potential

A.M.V. €295,000

QUINN PROPERTY

www.quinnproperty.ie

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DIRECTIONS: Follow Eircode : R93 WC62

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

