

Ref: P5786

# BARNISKEY, BALLINVALLEY, AVOCA, CO. WICKLOW Y14 R234



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**SUPERB C. 29 ACRE HOLDING WITH SINGLE STOREY COTTAGE  
FOR SALE BY ONLINE AUCTION  
ON FRIDAY 30TH SEPTEMBER 2022 AT 12 NOON (IN 1 OR MORE LOTS)**

**LOCATION:**

The holding enjoys a splendid location in east Co. Wicklow, close to Barniskey Church, 3km from Redcross, 4km from Avoca, 8km from Arklow town and 8km from Brittas Bay with it's 5km stretch of powdery sandy beach. Avoca is a charming village and one of Ireland's most picturesque locations renowned for The Meeting Of The Waters and the beautiful Vale of Avoca which offers delightful nature walks through unspoilt forest trails. The famous Avoca Hand Weavers have their original store in the village where there is a vibrant weaving industry, along with a retail shop and restaurant. The village was also the location for several films and television series. The property is a ten minute drive from Jack Whites Pub, providing easy access to the M11 Main Dublin/Rosslare route.

**DESCRIPTION:**

The holding has dual access with frontage onto a local road and secondary access off a private roadway. It sits on an elevated site with stunning views towards Brittas Bay and over the Wicklow coastline. The residence is a single storey cottage type property with many original features, it has been unoccupied in recent years and is in need of upgrading and renovation.





Accommodation comprises as follows:

Living Room / Bedroom 3: 3.5m x 4.4m

Sitting Room: 3.5m x 4.0m

Kitchen: 3.4m x 2.8m

Bedroom 1: 3.6m x 2.2m

Bedroom 2: 3.5m x 2.7m

Bathroom: 2.6m x 1.5m

Outside there are mature gardens and trees surrounding the property with services to include septic tank and private well.

The lands are laid out in four divisions with extensive road frontage, they have free draining soil, are currently in tillage use with no waste.

The property will be offered in the following Lots:

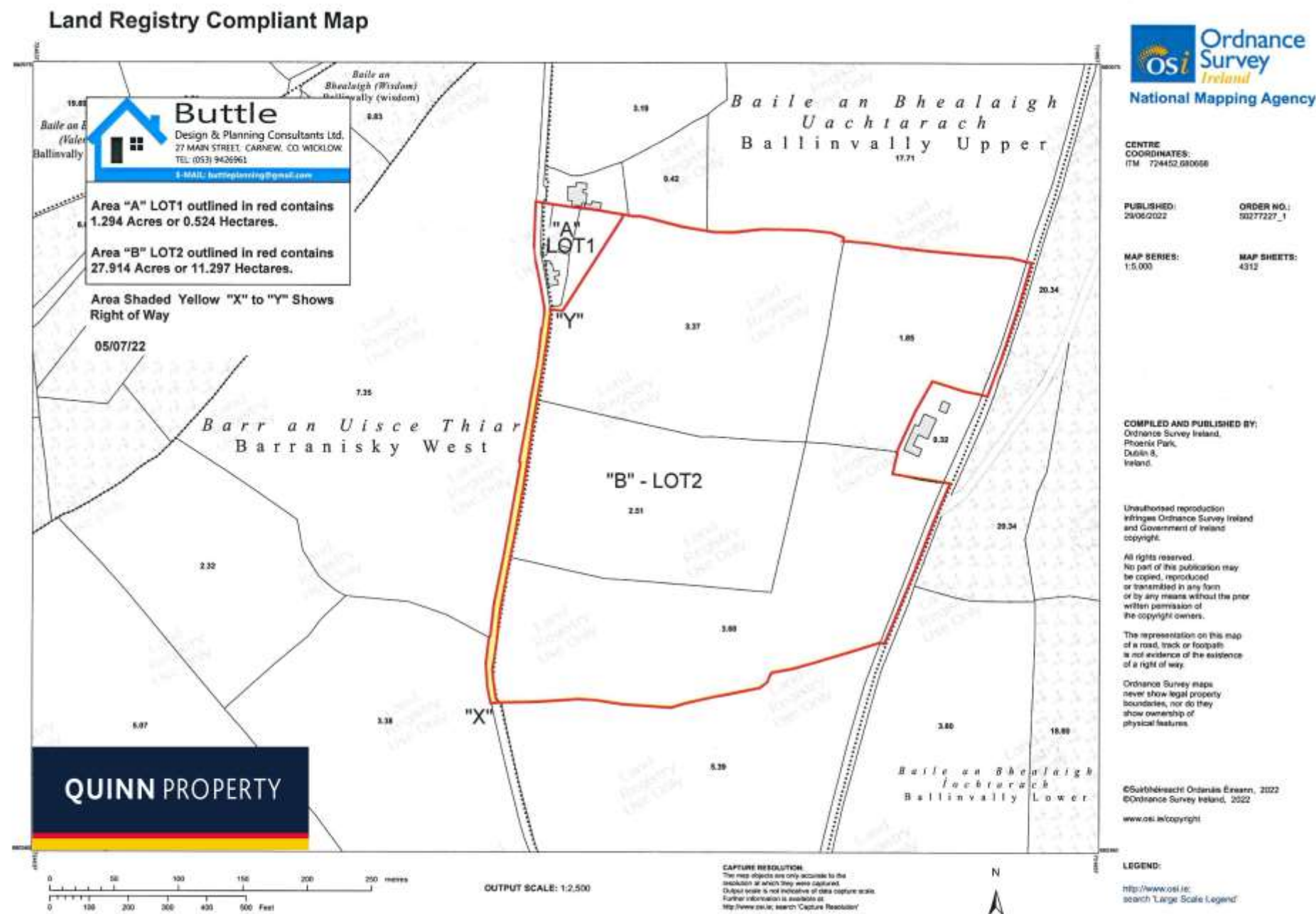
Lot 1: Residence On C. 1.3 Acres

Lot 2: C. 28 Acres

Lot 3: The Entire



**DIRECTIONS:** Follow Eircode and **QUINN** PROPERTY signboard at property .



Legal: Jack O'Beirne, Mangan O'Beirne Solicitors, 31 Morehampton Road, Dublin 4. Tel: 01 668 4333

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