

Ref: P5975

PEPPARDCASTLE, BALLYGARRETT, GOREY, CO WEXFORD

BER EXEMPT

QUINN PROPERTY

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EXCELLENT C. 57. 4 ACRE RESIDENTIAL HOLDING

For Sale By Public & Online Auction On Tuesday 8th of November At 2pm (In 1 or 2 Lots) In The Amber Springs Hotel



LOCATION :

This excellent holding is located just off the Ballygarrett to Kilmuckridge road (R742), 2km from Ballygarrett and 6km from Kilmuckridge. It is in an area of productive farming as well as an appealing coastal area associated with a range of popular tourist destinations. Kilmuckridge is situated 5km off the R741 Gorey to Wexford road, 20km south of Gorey, 25km north of Wexford town, 100km south of Dublin and 2km from the coast, it has a good selection of shops, services and both primary and secondary schools. Ballygarrett is 2km away and has a primary school, church, restaurant, pub and supermarket and is close to many beautiful beaches, most notably Cahore & Old Bawn. The property is 18km south of Gorey with an extensive range of all amenities.



DESCRIPTION:

The farm is accessed over a private laneway as well as having secondary access off the public road. It is laid out in one block divided into a number of suitable divisions, all of which are currently in grass. The lands have been farmed to a high standard and are in a good state of fertility, well fenced with a piped and natural water supply. This property carries the benefit of a single storey farmhouse on the holding with a good range of sheds and outbuildings . Farmhouse accommodation comprises as follows:

Entrance Hall:	1.7m x 1.7m	Carpet, front door
Living Room:	3.6m x 3.6m	Carpet, feature brick fireplace with open fire
Kitchen:	2.7m x 2.7m	Carpet, back door
Bathroom:	2.6m x 2.7m	Carpet, w.c., w.h.b., freestanding bath
Bedroom 1:	3.7m x 2.5m	Carpet
Bathroom 2:	3.7m x 2.9m	Carpet





The property will be offered in the following Lots:

Lot 1: Farmhouse and Outbuildings and yard On 33.165 Acres

Lot 2: 24.214 Acres

Lot 3: The Entire



SERVICES AND FEATURES:

Private Well

Septic Tank

ESB

BER DETAILS: Exempt

Directions: From Ballygarrett proceed towards Kilmuckridge for 2km, take the first lane after St Patrick's Church, Clonevan side with a QUINN PROPERTY signboard.



Outbuildings include a 3 span round roof machinery shed, a 3 span round roof shed with 2 lean to's incorporating cubicle shed and machinery shed together with a range of concrete yards and cattle crush.

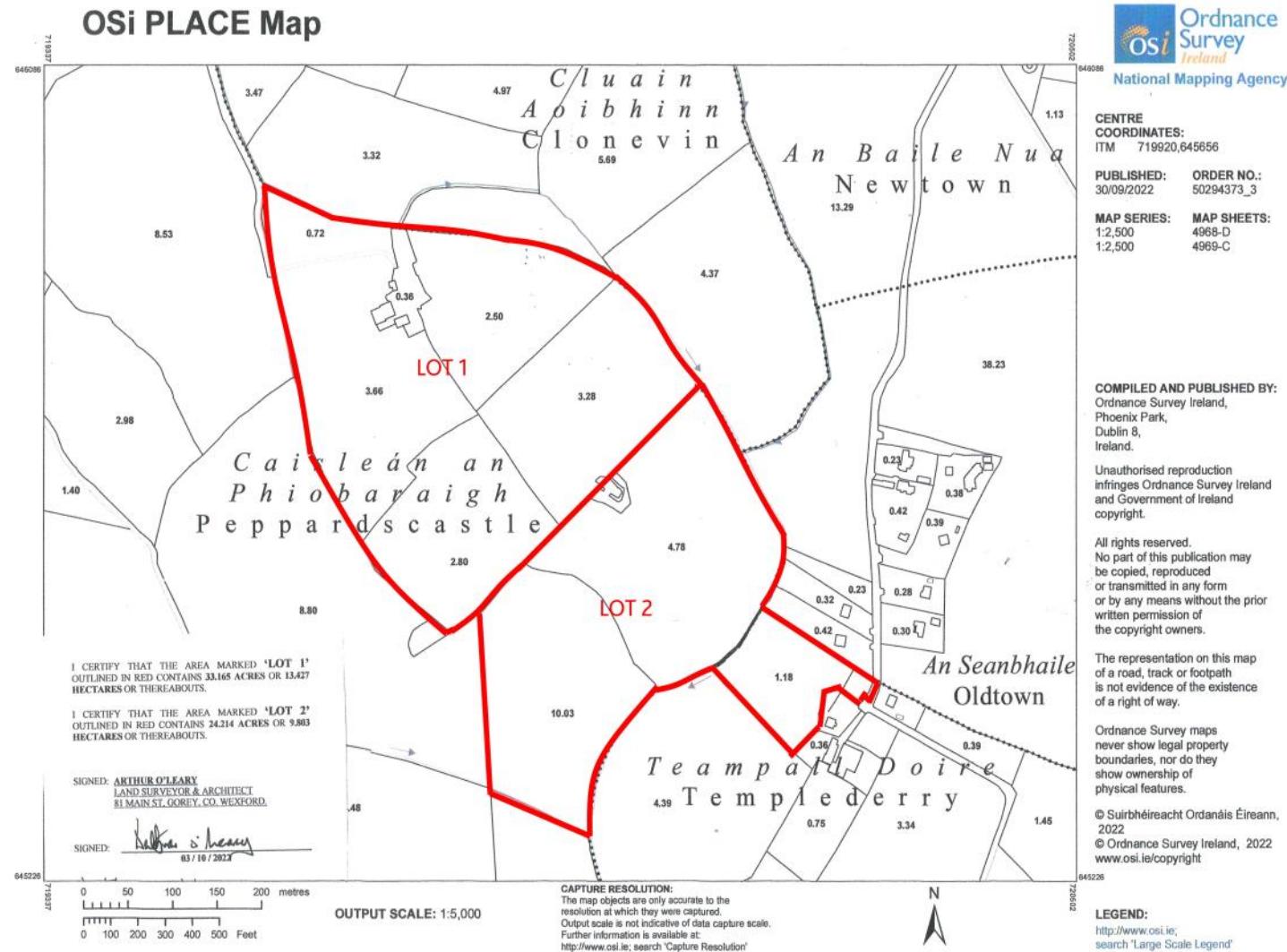


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Viewing Is Highly Recommended And By Appointment Only

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