

Ref: P6249

# JOHNSTOWN, ARKLOW, CO. WICKLOW Y14 PP97



BER E1

**QUINN PROPERTY**

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**Valuable C. 42 Acre, 4 Bedroom Residential Holding  
For Sale by Online Auction On Wednesday 3rd May at 3pm (In 1 Or More Lots)**







#### LOCATION:

This fine property enjoys an excellent location just 5km off the R772 (Gorey to Arklow Road) at Inch, 1 km from the primary school at Thomastown, 2km from Coolgreaney village with primary school, shop, pub, church and sporting facilities, 5km from Arklow with an extensive choice of services and amenities and 14km from Gorey with a further range of all amenities and excellent commuter services with Bus Eireann, Wexford Bus and the local train station. Located only 6km to the M11, South Dublin is an easy commute of 50 minutes.

The property is close to numerous outdoor pursuits and activities with Ballyfad Nature Walks, Ballythomas Woods and enjoys wonderful views of Croghan Mountain and surrounding countryside. Arklow & Woodenbridge Golf Clubs are both within a 6km drive.

#### DESCRIPTION:

The residence is approached via a tarmacadam driveway that extends around the rear of the house. The house was built in 1940 and extends to 133m<sup>2</sup>. There are well maintained gardens showcasing an abundance of mature trees, shrubs and lawns surrounding the house. The house is presented in good condition throughout with accommodation comprising as follows:





Entrance Hall: 2.7m x 2.2m Carpet

Living Room: 4.9m x 3.4m Carpet, fitted unit, gas fire, hot press

Sitting Room/ 5.7m x 3.8m Carpet, open fire, bay window  
Dining Room:

Kitchen: 3.4m x 2.8m Fitted kitchen, fridge freezer, dishwasher, electric oven, tiled backsplash

Store Room: 2.6m x 2.2m Timber floor

Bedroom 1: 5.7m x 3.8m Carpet, fitted wardrobe, bay window

Bedroom 2: 2.6m x 2.1m Carpet

Bedroom 3: 2.6m x 2.1m Carpet

Bedroom 4: 2.5m x 2.2m Carpet, fitted wardrobe

Bathroom: 2.6m x 2.0m Carpet & tiled to waist level, shower, W.C., W.H.B.

#### BER DETAILS:

BER: E1

BER No. 116285644

Energy Performance Indicator: 315.63kWh/m<sup>2</sup>/yr





## Outside:

There are an extensive range of outbuildings and sheds to include:

A 4 Bay Round Roof Shed:	60' x 25'
An enclosed 3 Bay Lean-To:	45' x 25'
An Open Silage Pit:	45' x 30'
A 6 Bay Round Roof Shed With Silage Walls:	90' x 20'
A 6 Bay Lean-To:	90' x 20'
A 4 Bay Lean-To:	60' x 20'
A Lean-To Incorporating Disused Pulling Parlour, Dairy and Workshop:	60' x 20'
A Cattle Crush And Large Concrete Yard	
A Boiler House & Store:	6.0m x 2.0m
Garage & Store:	6.0m x 5.0m

## SERVICES & FEATURES:

Main Water  
Septic Tank  
Oil Fired Central Heating  
Mature Grounds  
Extensive Range Of Outbuildings  
Built In 1940  
Property Extends To 132 m<sup>2</sup>



## LAND:

The land has good frontage onto the public road and is of excellent quality with free draining soils, suitable for tillage or grassland production. Currently, there are c. 32 acres in tillage laid out in one large field, with the remaining lands in grass and divided into two paddocks.

The property will be offered in the following Lots:

Lot 1: C. 40.4 Acres With Farmyard

Lot 2: Residence on C. 0.5 Acres

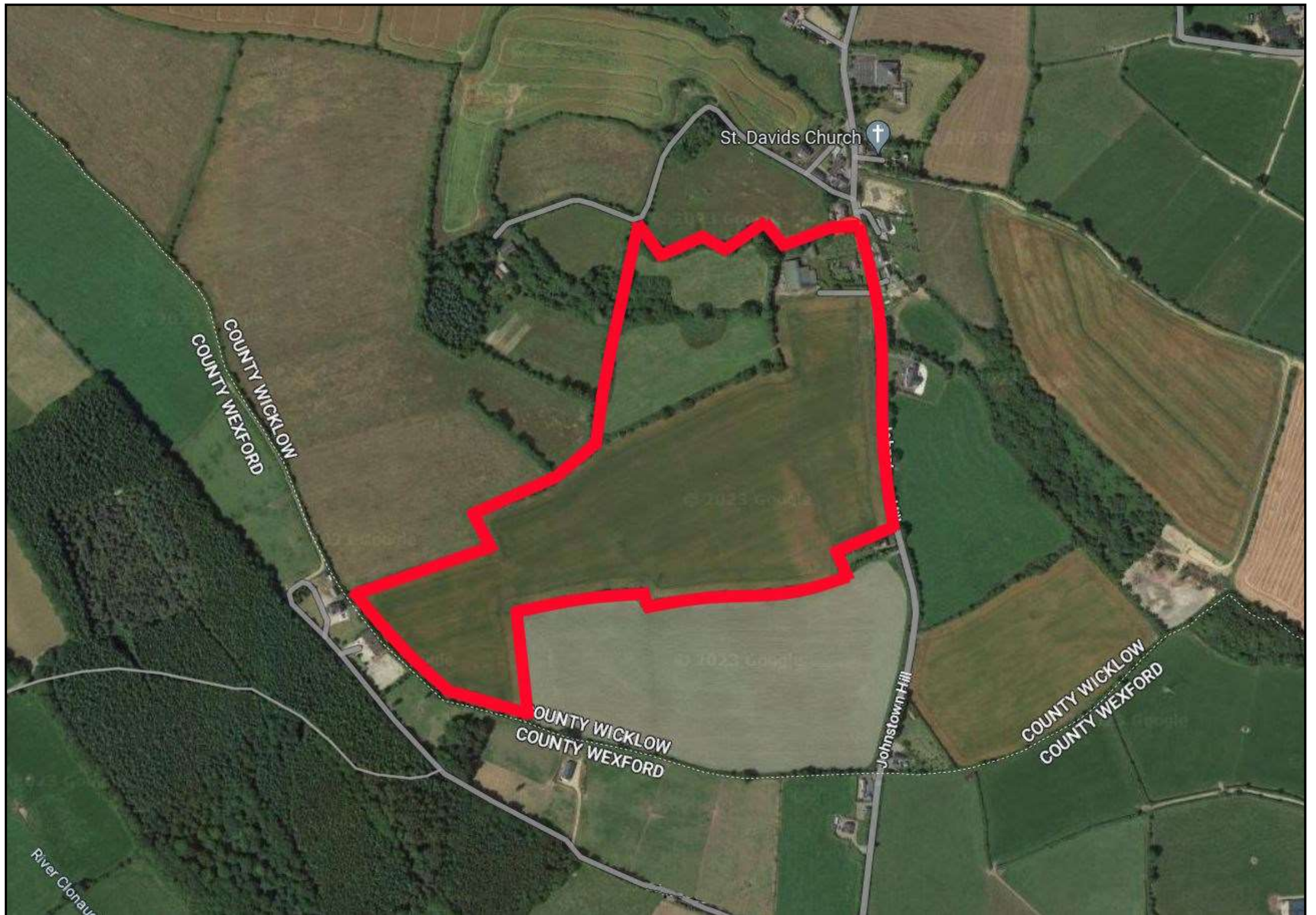
Lot 3: The Entire



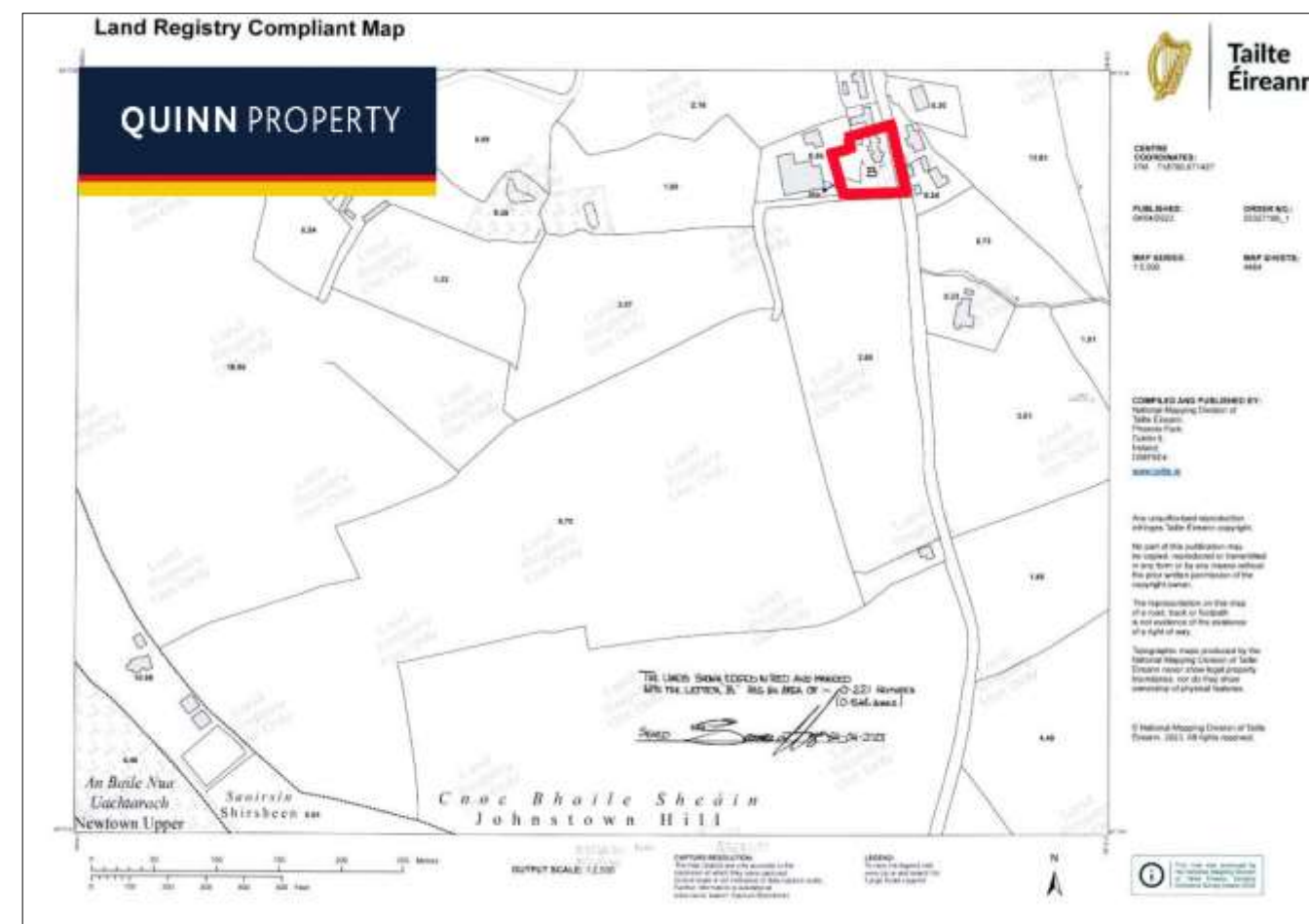
Legal: Kevin O'Doherty, O'Doherty Warren Solicitors, Gorey, Co. Wexford. Tel: 053 9421587

Make Your Rural Dreams A Reality With This Residential Farm For Sale









LOT 2: RESIDENCE ON C. 0.5 ACRES

34 Main Street, Carnew, Co. Wicklow Y14XW25

