

Ref: 6304

BALLINDAGGIN, ENNISCORTHY, CO. WEXFORD Y21 A5F2



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# A Substantial Residential/Commercial Premises With A Range of Outbuildings On C. 1 Acre Site For Sale By Private Treaty



## LOCATION:

The property is located in the heart of Ballindaggin Village, an attractive village with amenities to include shop, post office, church, primary school, pub, restaurant and community centre. Centrally located, Enniscorthy is 11km away, Bunclody 10km and both provide additional amenities, sport facilities and secondary education. The M11 is less than 15 minutes drive, Carlow Town, Waterford City and Kilkenny City are less than an hour away.

## DESCRIPTION:

The property comprises of an impressive residence and gardens which have been carefully maintained and are presented to the market in good condition. Furthermore, the property benefits from two substantial commercial units suitable for a range of uses. The property has ample parking with large lawn areas to the front and rear. This property may qualify for the 'Vacant Property Refurbishment Grant'. Accommodation is bright and spacious and comprises as follows:



## Ground Floor:

Entrance Hall:	2.0m x 2.0m	Timber floor
Inner Hall:	4.8m x 1.4m	Carpet, stairs to first floor
Study:	4.0m x 2.4m	Carpet
Dining Room:	8.0m 3.7m	Carpet, open fire
Kitchen/Diner:	7.1m x 4.0m	Fitted kitchen with waist and eye level units, gas cooker, solid fuel boiler stove, hot press. Marley flooring

Rear Porch: 2.1 x 1.6m

Living Room: 3.7m x 3.7m Carpet, open fire

W.C.: 2.4m x 1.0m W.C., W.H.B.

## First Floor:

Landing: 2.5m x 1.3m Carpet

Bedroom 1: 3.9m x 3.7m Carpet

Bedroom 2: 3.9m x 3.4m Carpet, fitted wardrobe

Bedroom 3: 3.2m x 2.4m Carpet, fitted wardrobe

Bedroom 4: 4.0m x 2.6m Carpet

Bathroom: 2.5m x 1.8m Bath, W.C., W.H.B., shower. Marley flooring







## OUTSIDE

A-Roof Shed  
Incorporates:

Shop: 9.1m x 5.9

Store: 7.0m x 3.3m  
8.5m x 5.0m

Pump House:

Fuel Shed: 6.0m x 3.5m

Round Roof Shed: 8.5m x 4.8m

Garage: 8.0m x 3.4m

3 Bay Round Roof Shed: 13.5m x 10.5m

Kitchen/Preparation area

Plumbed for washing machine

## SERVICES AND FEATURES:

Gas Heating

Well Water

Mature Gardens

Year Built 1974

## BER DETAILS:

BER: D1

BER No. 110286994

Energy Performance Indicator: 250.69 Wh/m<sup>2</sup>/yr



A.M.V. €345,000



# QUINN PROPERTY

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