

Ref: P6357

THE WEAVERS HAGGARD, COURTCLOUGH, THE BALLAGH,
ENNISCORTHY, CO. WEXFORD Y21 EW42



QUINN PROPERTY

www.quinnproperty.ie

**Deceptively Spacious, 5 Bedroom, Detached Residence On C. 4.38 Acre Site
For Sale By Online Auction On Friday 30th June at 12 Noon (In 1 Or More Lots)**





LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this charming property which is situated in a scenic and tranquil countryside setting that offers a peaceful retreat from the hustle and bustle of city life where one can enjoy leisurely walks, cycling along peaceful trails. The coastline with a selection of many fine beaches is a short drive away.

Nestled amidst the picturesque landscapes of Co. Wexford, 'The Weavers Haggard' combines rustic charm with natural beauty, along with a sense of community. The property is 5 minutes drive from Blackwater Village with a range of amenities to include primary school, shops, church, pubs, restaurant, 7 minutes from The Ballagh Village with post office, convenience store and pub, 15 minutes from Enniscorthy and 20 minutes from Wexford Town, all with an extensive range of amenities.

The bungalow type residence is built on a footprint of the original farmyard & outhouses, it exudes a cosy and inviting atmosphere and briefly comprises of five bedrooms, a large open plan living/dining area, kitchen, shower rooms, toilets and a spacious attic area.



One of the highlights of this property is its connection to the surrounding land, providing a sense of privacy and tranquillity, with ample opportunity for outdoor activities, gardening, or simply enjoying the beauty of nature. This property will appeal to a variety of buyers as a holiday home/family home or business opportunity.

Accommodation comprises as follows:

| | | |
|--------------------------|--------------|--|
| Entrance Hall: | 3.2m x 2.5m | Timber floor, spiral stairs |
| Inner Hall: | 11.0m x 1.1m | Carpet |
| Kitchen: | 5.2m x 3.1m | Marley flooring, tiled backsplash, Hot Press |
| Living Room/Dining Room: | 7.8m x 4.8m | Timber floor, large open plan area, beamed timber ceiling, stained glass doors |

Accommodation Continued.....

| | | |
|--------------|-------------|-----------------------------------|
| Bedroom 1: | 5.1m x 2.4m | Timber floor |
| Bedroom 2: | 4.0m x 2.6m | Timber floor |
| Bedroom 3: | 3.5m x 2.5m | Timber floor |
| En-Suite: | 2.5m x 1.6m | Shower, W.C., W.H.B. |
| Bedroom 4: | 3.1m x 2.6m | |
| W.C./Shower: | 2.5m x 2.1m | Tiled floor, shower, W.C. |
| W.C./Shower: | 2.1m x 1.6m | Tiled floor, shower, W.C., W.H.B. |
| W.C./Shower: | 2.1m x 1.6m | Tiled floor, shower, W.C., W.H.B. |
| W.C./Shower: | 2.1m x 1.0m | Tiled floor, shower, W.C., W.H.B. |
| Bedroom 5: | 5.2m x 2.2m | Timber flooring |
| Landing: | 5.2m x 4.8m | Incorporating W.C., W.H.B. |
| Storage: | 5.2m x 5.3m | Laminate flooring |
| Storage: | 5.2m x 4.9m | Laminate flooring |
| Storage: | 5.2m x 4.9m | Laminate flooring |

SERVICES AND FEATURES:

Oil Fired Central Heating

Mains Water

Septic Tank

Property Extends To: 257m²

Attic

Timber floors & Ceilings Throughout

Option to Purchase Additional 3.89 Acres



BER DETAILS:

BER: G

BER No. 114894363

Energy Performance Indicator: 473.39kWh/m²/yr

LAND:

The land is excellent quality grassland with good road frontage, it will be suitable for a range of agricultural, equestrian, horticultural activities.

The property will be offered in the following lots:

Lot 1: Residence On C. 0.5 Acres

Lot 2: C. 3.9 Acres

Lot 3: The Entire



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Summary map

arach

203

I HEREBY CERTIFY THAT THE AREA OUTLINED IN RED AND MARKED WITH LETTER 'A' HAS AN AREA OF

0.509 ACRES

①. 206^{OR} HECTARES

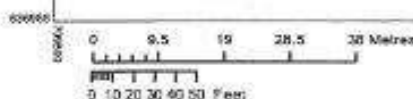
Signed: Dil Dey
Engineer.

DATE: OCT 2022

C ú i r t C h l o c h
f o c h t a r a c h
C o u r t c l o g h L o w e r

5.39

11.83



OUTPUT SCALE: 1:1,000



CENTRE
COORDINATES:
ITM 706886.637106

| | |
|---|--|
| PUBLISHED: 14/09/2022 | ORDER NO.: 50291276_2 |
| MAP SERIES: 1:5,000 1:2,500 1:2,500 | MAP SHEETS: 5146 5146-C 5146-D |

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Further information is available at:
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prismatic map

arach

2.03

2.05

C ú i r t C h l o c h
Í o c h t a r a c h
C o u r t c l o g h L o w e r

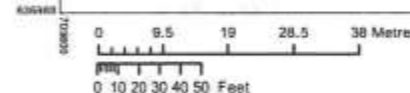
5.3

3.869 ACRES

OR
1.566 HECTARES

Signal: David Dempsey
Engineer

DATE: OCT. 2027



OUTPUT SCALE: 1:1,000



CENTRE
COORDINATES:
ITM 709886.637105

| | |
|---|---|
| PUBLISHED: 14/09/2022 | ORDER NO.: 50291278_2 |
| MAP SERIES: 1:5,000 1:2,500 1:2,500 | MAP SHEETS 5146 5146-C 5146-D |

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