

Ref: P6552

KILLISK, THE BALLAGH, ENNISCORTHY, CO. WEXFORD



BER EXEMPT

QUINN PROPERTY

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Derelict Residence On C. 0.4 Acre Site For Sale By Online Auction On Wednesday 13th September At 12 Noon

DESCRIPTION AND LOCATION:

This very attractive site is located along a local road, just 2.8km from the peaceful and picturesque village of The Ballagh with a good range of amenities to include primary school, shop, post office, pub, church and GAA facilities. It is in an area of beautiful landscape, while still being well-connected to essential services, recreational opportunities and nearby towns. The property is 10mins from the coast and is in close proximity to many of Wexford's finest beaches, it is 20km north of Wexford town and 15km east of Enniscorthy town.

The single storey residence has been unoccupied for some time and is in need of complete restoration. Despite its current state of disrepair, the cottage still holds a certain charm and its potential for restoration and revival is evident. With careful attention and loving restoration, this derelict cottage could once again become a cherished home, nestled within the lush rolling countryside of Co. Wexford.

Accommodation comprises as follows:

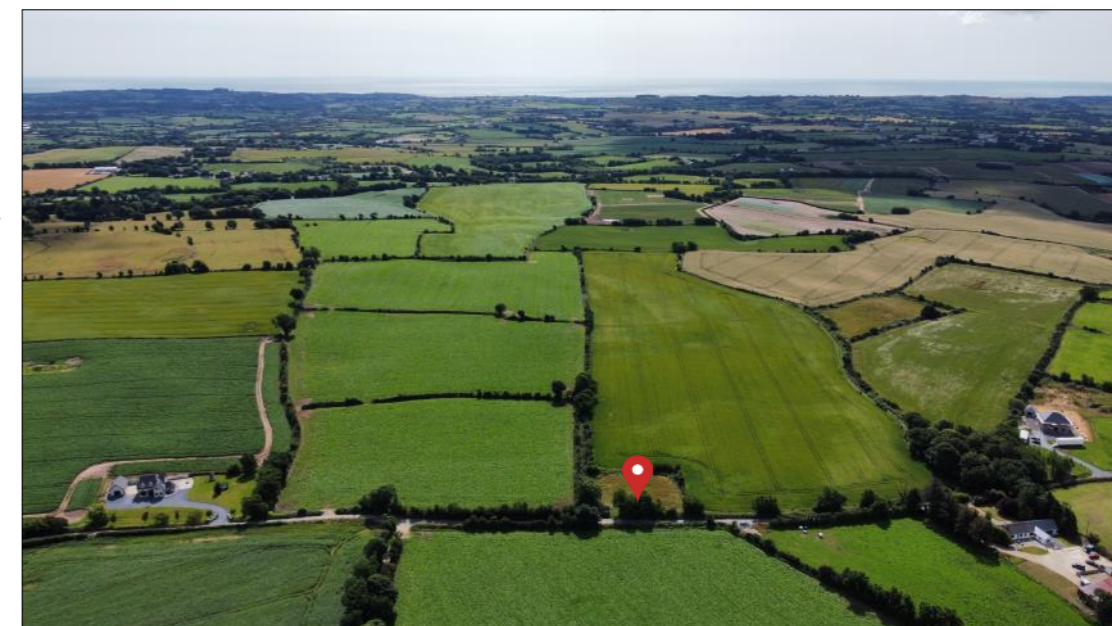
Kitchen:	5.0m x 3.3m	Open fire, sink unit
Bedroom 1:	3.3m x 3.0m	

SERVICES:

Double Glazed Windows & Door
Electricity & Mains Water

Directions: From the Ballagh, turn towards The Sawdust Inn, proceed for approx. 2.8km and the property is on the left hand side with a **QUINN PROPERTY** signboard.

Legal: Ethel Deacon, Ensor O'Connor, Enniscorthy, Co. Wexford. Tel: 053 9235611
P.O.A.



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