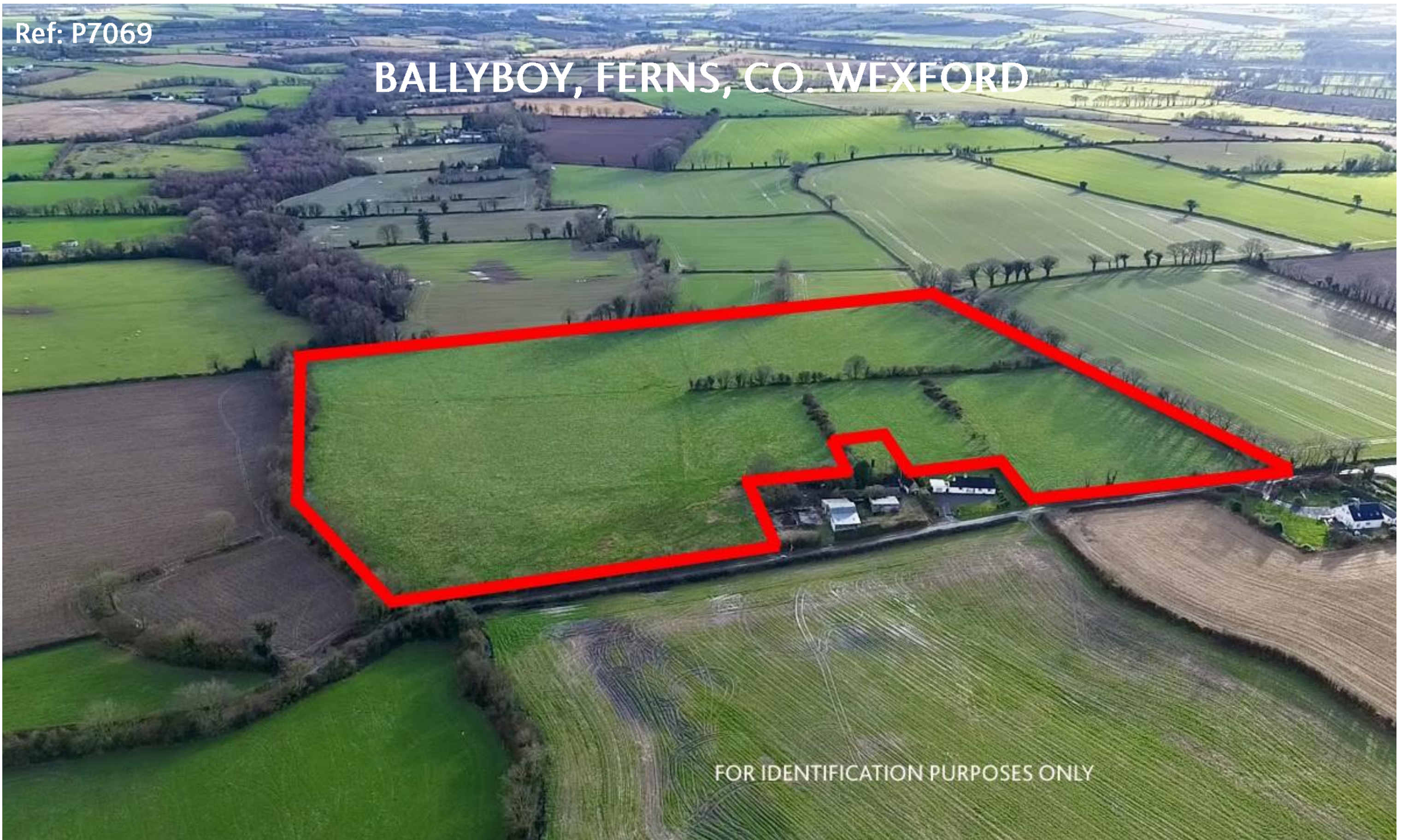


Ref: P7069

# BALLYBOY, FERNS, CO. WEXFORD



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## Valuable C. 23 Acre Holding With Derelict Stone Built Cottage & Outbuildings For Sale By Online Auction On Wednesday 27th March 2024 At 12 Noon

### LOCATION:

The lands are located in a scenic part of north Co. Wexford, a short distance off the Tombrack / Kilrush road, 2km from Tombrack Village with local primary school, pub and sporting grounds. Ferns is 6km away while Bunclody is 10km. Ferns offers a good range of services to include primary school, shops, pubs, restaurants and churches, while Bunclody is also a thriving town with a number of primary and secondary schools, a large choice of supermarkets, shops and amenities. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists to the area.

### DESCRIPTION:

The lands are of excellent quality, currently in grass and are laid out in one block, divided into a number of divisions. The property has extensive road and river frontage with a natural water supply and mature boundaries.

### Derelict Farmhouse:

**Outbuildings:**

30m x 20m	Two Bay Round Roof Shed With Two x 20m Lean-To's
20m x 15m	Disused Dairy Milking Parlour
	Concrete Yard With Dung Stead
	Cattle Crush

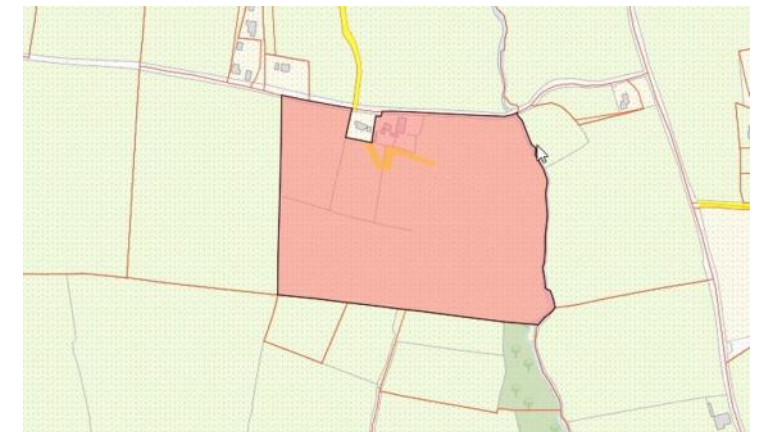


### DIRECTIONS:

Located beside eircode Y21 H0V9

Legal: Annette McCarthy, Frizelle McCarthy Solicitors, Mill Park Road, Enniscorthy, Co. Wexford  
Tel: 053-9233547

P.O.A.



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.