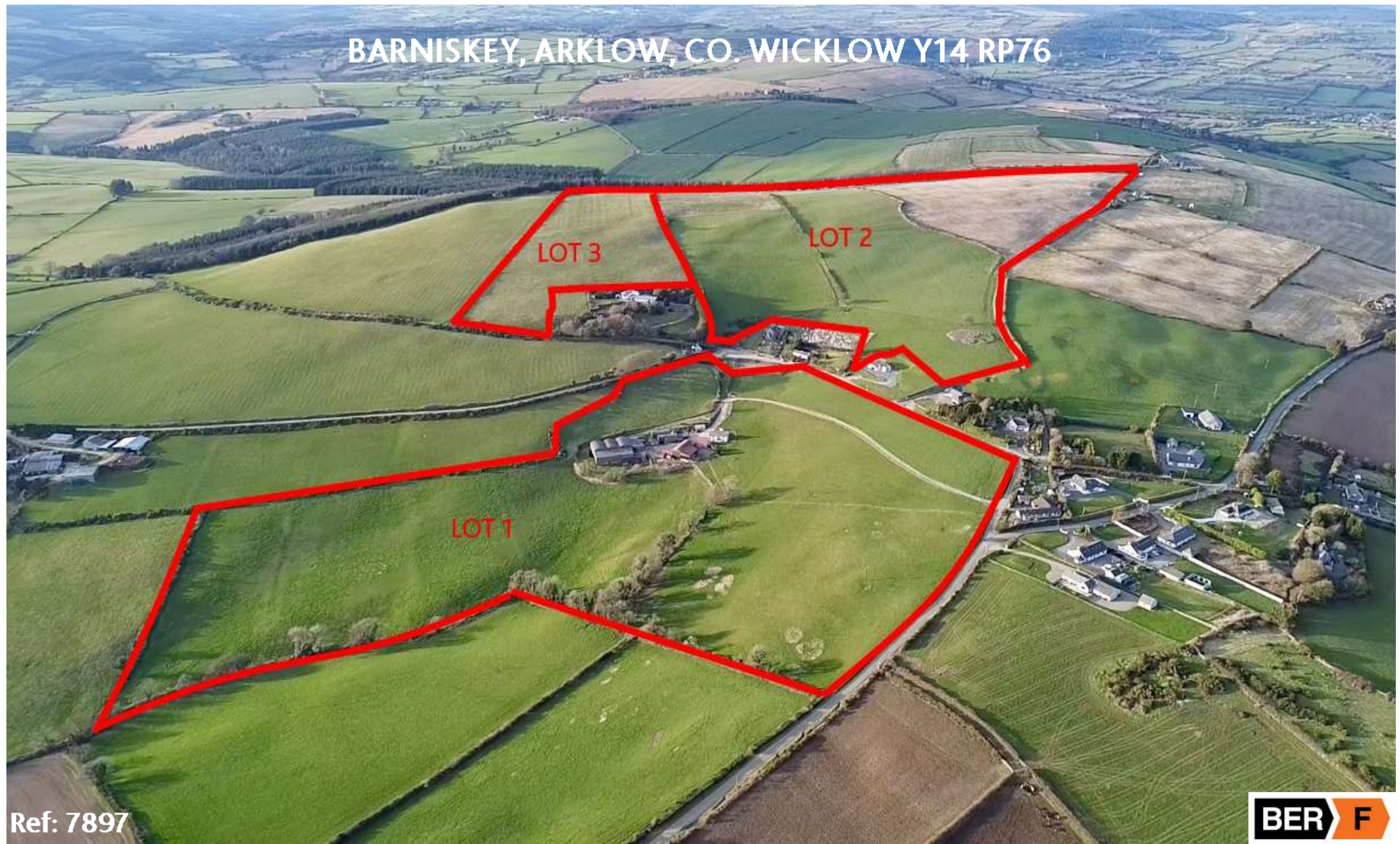


BARNISKEY, ARKLOW, CO. WICKLOW Y14 RP76



Ref: 7897



QUINN PROPERTY

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**Valuable C. 93 Acre Residential Holding Nestled In Unique Stunning Setting
For Sale By Online & Public Auction In The Arklow Bay Hotel, On Wednesday 23rd April At 3pm
(In 1 Or More Lots)**





LOCATION & DESCRIPTION:

The holding is located in a picturesque part of south Co. Wicklow, 4km off the M11 at Arklow North junction 20, 7km from Arklow town, 3km for both Avoca and Redcross, 7 km from the coast. Arklow town is situated in south Co. Wicklow, just off the M11 Dublin to Rosslare route, it is forty minutes south of Dublin, ten minutes north of Gorey and lies beside the sea. The town has a full range of shops, supermarkets, schools, services and amenities along with the Bridgewater Shopping Centre providing a large range of multi International high street shops and a cinema complex.

Avoca is a charming, picturesque town nestled in the heart of the Wicklow Mountains, offering a perfect blend of natural beauty and vibrant community life. With its scenic landscapes, rich history, and a welcoming atmosphere, it's an ideal place to call home.

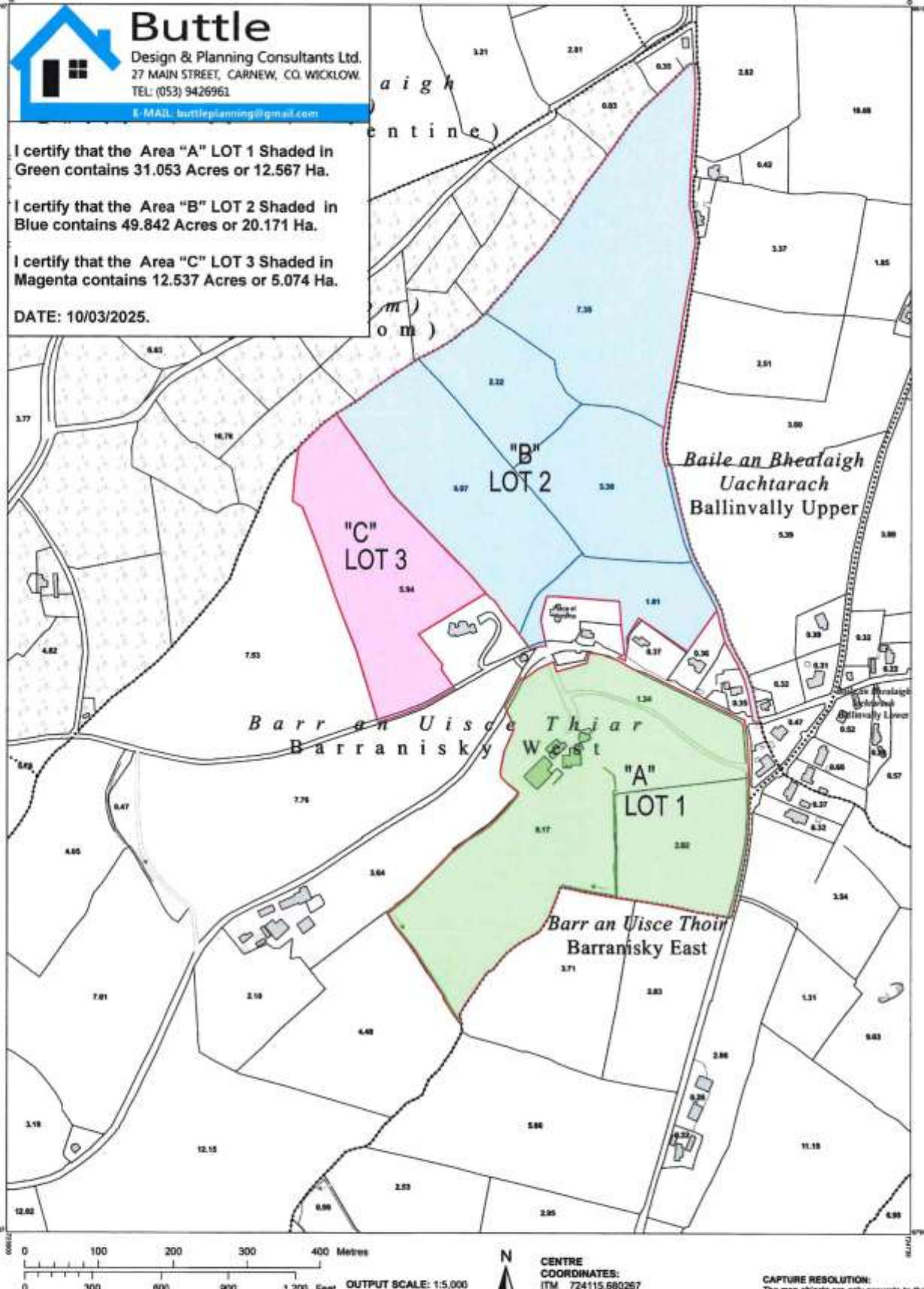
The property is divided in two lots by the public road and has good road frontage. The residence, farmyard and c. 31 acres are in one block with a driveway leading from the public road to the residence. The residence is a two storey traditional farmhouse with accommodation comprising as follows:



| | | |
|----------------|-------------|---|
| Entrance Hall: | 2.7m x 1.6m | |
| Inner Hall: | 3.2m x 2.0m | Carpet, stairway to first floor |
| Living Room: | 6.5m x 4.7m | Hotpress |
| Kitchen: | 3.0m x 2.6m | Lino flooring, fitted Units, gas cooker, sink |
| Bathroom: | 3.5m x 2.8m | Bath, W.C., W.H.B., washing machine |
| Sitting Room: | 5.0m x 4.8m | Carpet flooring, open fire |
| Landing: | 4.7m x 2.0m | Carpet flooring |
| Bedroom 1: | 5.1m x 4.8m | Carpet flooring, open fire |
| Bedroom 2: | 5.1m x 1.8m | Carpet flooring |
| Bedroom 3: | 5.1m x 2.2m | Carpet flooring |



PLACE Map



BER DETAILS:

BER: F

BER No: 118230036

Energy Performance Indicator: 416.45Wh/m²/yr

SERVICES & FEATURES

Private Well

Septic Tank

Oil Fired Central Heating

Double Glazed Windows

Residence Extends To C. 151m²

Boiler House

Fuel Shed

Generator House

THE LANDS:

The majority of the lands are currently in grass with c. 17 acres in tillage with free draining soils of excellent quality. This land has some frontage onto the public road as well as access over a cul-de-sac roadway. The property will be offered in the following Lots:

Lot 1: Residence, farmyard and c. 31 acres

Lot 2: c. 50 acres

Lot 3: c. 12.5 acres

Lot 4: The Entire



OUTBUILDINGS:

The property features a good range of outbuildings to include:

4 bay round roof 22ft x 60ft

3 bay lean to 25ft x 45ft

3 bay lean to 45ft x 30ft

Cattle crush & livestock handling facilities

Dung stead 90ft x 30ft

3 x 3 bay round round roof shed 45 x 30 with silage walls

6 bay lean to 30ft x 90ft

3 bay lean to 35ft x 45ft , cubicle shed

Milking Parlour & dairy 20ft x 60ft

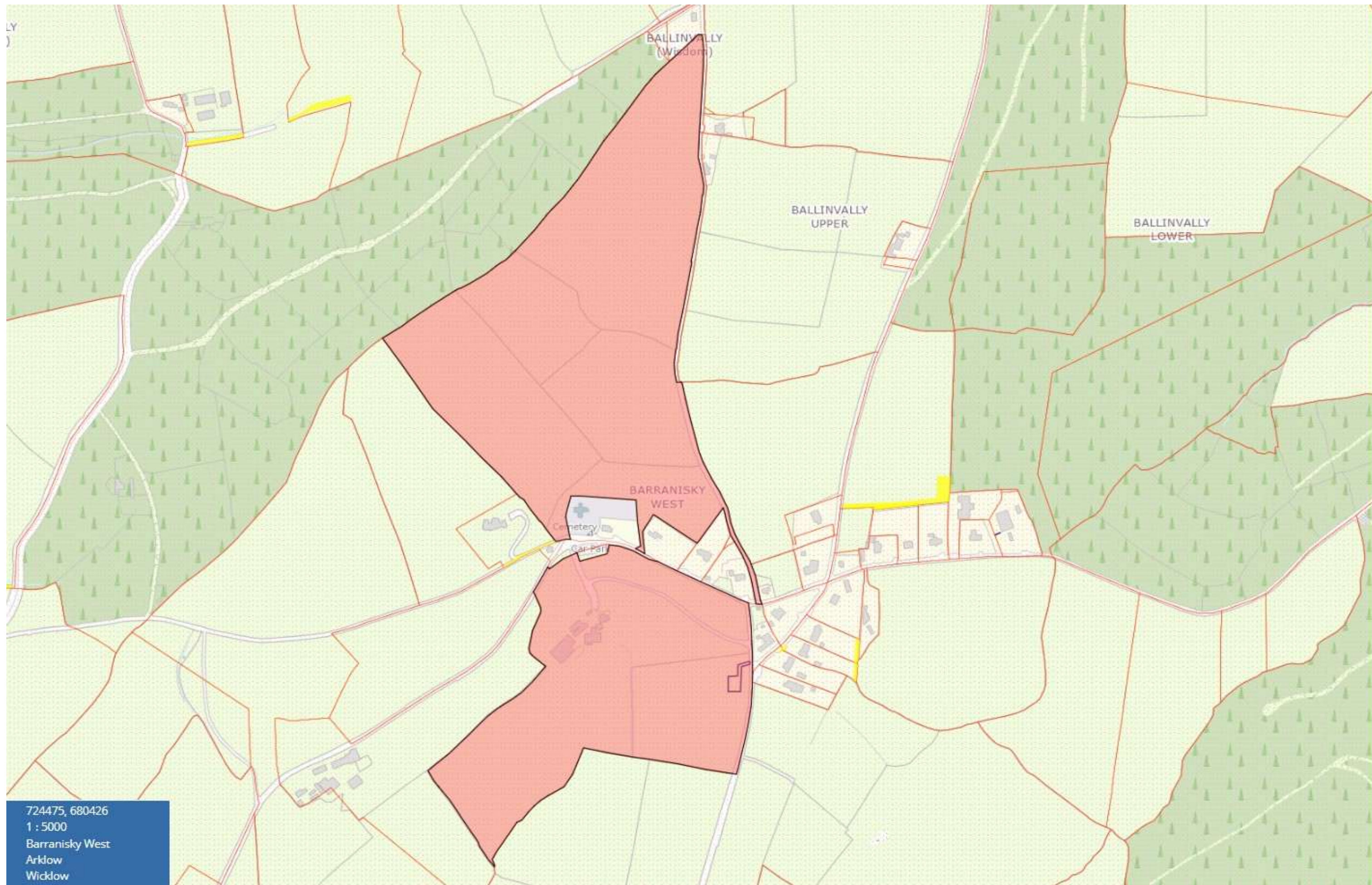
3 bay round roof machinery shed enclosed

Meal bin (40 tonne)

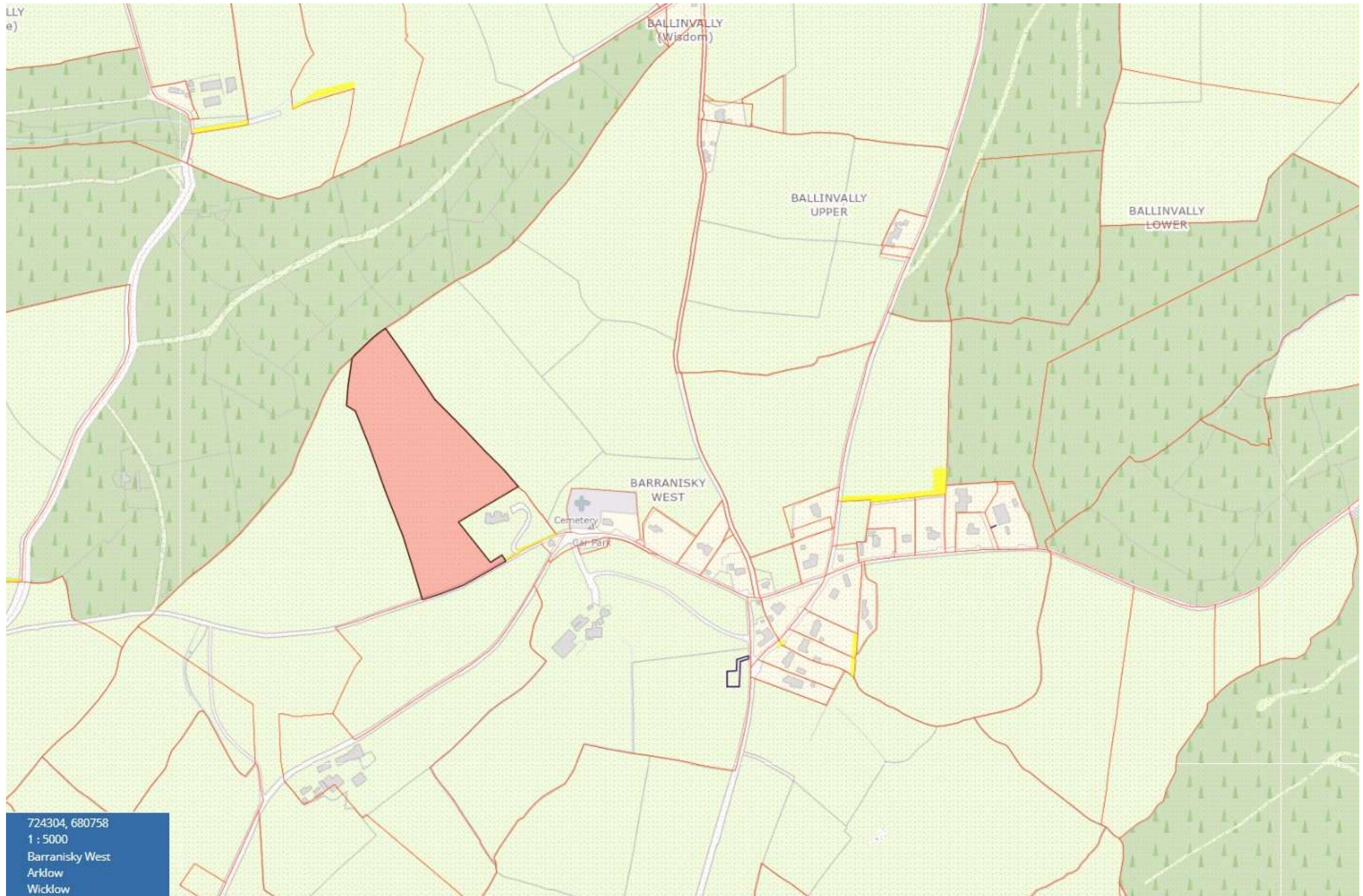


This Is A Unique Opportunity To Acquire An Excellent Holding
With A good Range of Outbuildings

Legal: Thomas Honan, Thomas E Honan & Co., Ferrybank, Arklow, Co. Wicklow
Tel: 0402 32345



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QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

