

Ref: 9015

# GRANGEFORD OLD, BENNEKERRY, CO. CARLOW



## QUINN PROPERTY

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## EXCEPTIONAL C. 6 ACRE ROADSIDE HOLDING FOR SALE BY PRIVATE TREATY

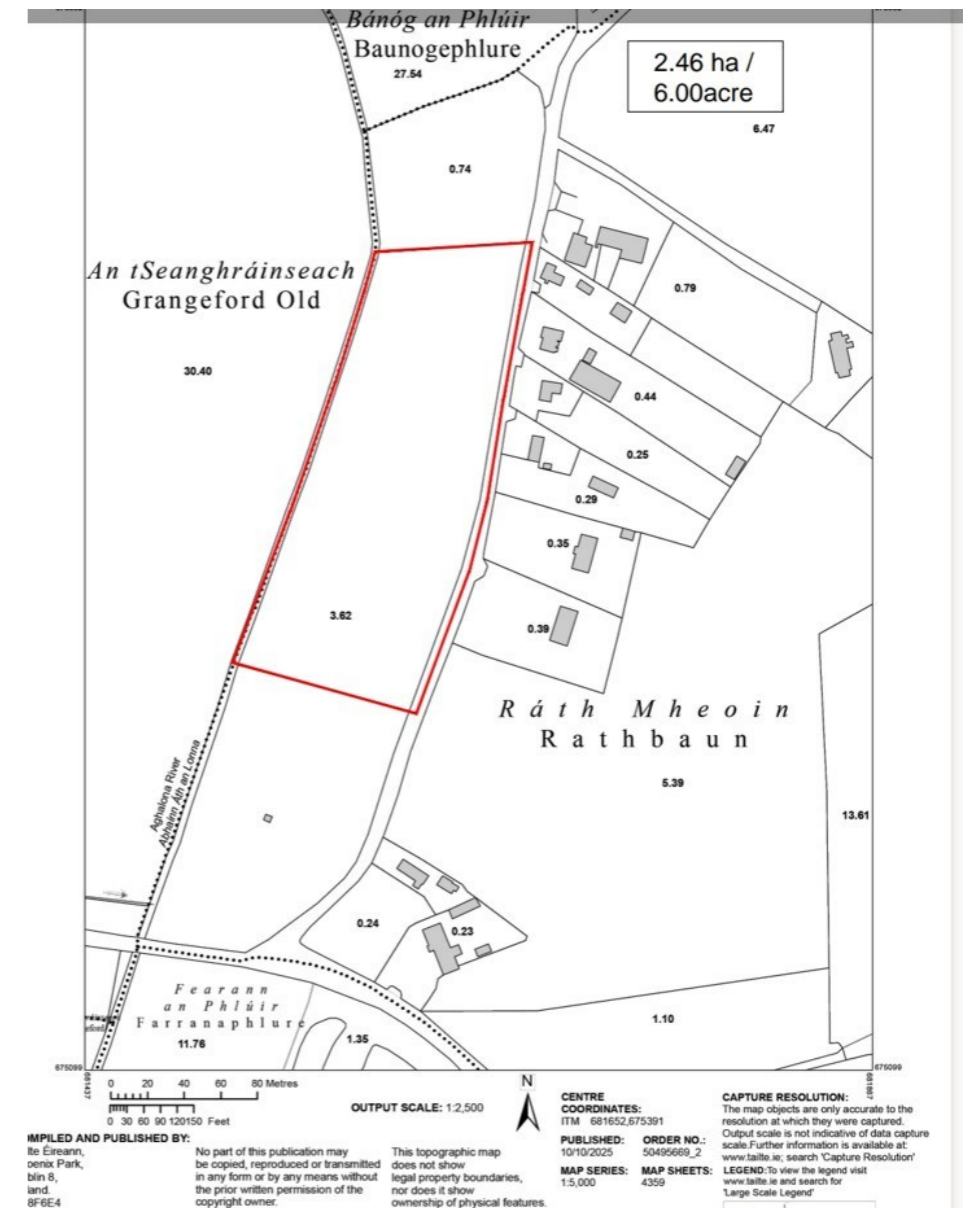
### LOCATION & DESCRIPTION:

This well-positioned roadside holding is situated just 4.6km from Tullow and 11.5km from Carlow Town, offering the perfect balance of rural tranquillity and convenient access to a wide range of amenities. Tullow is a thriving market town with an excellent selection of shops, services, sporting and recreational facilities, together with both primary and secondary schools. Carlow Town provides an extensive range of retail, commercial and leisure amenities, including Fairgreen Shopping Centre, third-level educational institutions, and a comprehensive choice of primary and secondary schools. The property also enjoys easy access to the N80, the M9 motorway interchange and the main Carlow–Dublin route, with South Dublin accessible within an hour.

The lands are laid out in one division and are currently in grass. Benefiting from extensive road frontage, the property may offer an attractive opportunity for the development of a residential dwelling, subject to the necessary planning permission. In addition, the lands are well suited to agricultural use, grazing or as a valuable addition to an existing farming enterprise.

**DIRECTIONS:** From Tullow, go towards Mill Street and follow the N81. Turn right onto Thomas Traynor Street/R725 and take the first exit off the roundabout onto Carlow Road then continue for approximately 4km. Turn right onto L6022 and the property will be on the left, marked with a QUINN PROPERTY signboard.

P.O.A.



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