REF: 9387

BALLYEDMOND, GOREY, CO. WEXFORD



QUINN PROPERTY

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Well Located C. 8.2 Acre Residential Holding With Outbuildings
For Sale By Online Auction On Friday 6th November At 2pm (In One Or More Lots)







LOCATION:
The holding enjoys an excellent location in the village of Ballyedmond, 5km from Kilmuckridge, 16km south of Gorey along the R747 and 26km from Wexford. Ballyedmond has amenities to include a convenience store, primary school and post office while Kilmuckridge offers a good range of shops, primary and secondary schools and sporting facilities. Some of the Southeast's most noted beaches are located close by including Morriscastle, Cahore and Old Bawn.

Gorey is one of the region's most noted towns and offers an excellent choice of schools, restaurants, shops, pubs and hotels. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. South Dublin can be reached in a 50-minute drive.

DESCRIPTION:
The property comprises of a c. 8.2 acre residential holding with a selection of outbuildings. It benefits from extensive road frontage and has dual access off the main road. A feasibility study for a five unit residential development has been undertaken by the current owner. Further details available on request. The house is a traditional two storey farmhouse in need of upgrading and renovation. This property may qualify for the Vacant Property Refurbishment Grant.

Accommodation extends to approximately c.109m² and comprises as follows:

Entrance Hall (A.W.P.):	1.9m x 1.6m	
Sitting Room:	3.7m x 3.4m	Fireplace with open fire, stairs to first floor
Bedroom 1:	3.7m x 1.9m	
Parlour:	3.7m x 3.2m	Fireplace with open fire
Dining Room:	3.3m x 2.2m	
Study/Bedroom 2:	2.5m x 2.3m	
Bathroom:	4.1m x 2.2m	W.C., W.H.B., bath
Kitchen:	4.2m x 2.2m	Cooker, sink
Bedroom 3:	6.4m x 4.0m	
Bedroom 4:	4.2m x 4.1m	







OUTSIDE:
To the rear of the residence there is a small shed with a lofted roof. There is a large detached garage to the side of the dwelling which may be suitable for conversion subject to relevant planning permission.

LAND:
The lands are of good quality, currently in grass and are laid out in a number of suitable divisions. They can be accessed either directly off the main road or via a short hardcore laneway. These lands are suitable for a range of agricultural enterprises.

The property will be offered in the following Lots:
Lot 1: C. Residence on C. 0.7 Acre
Lot 2: C. 7.5 Acres
Lot 3: The Entire

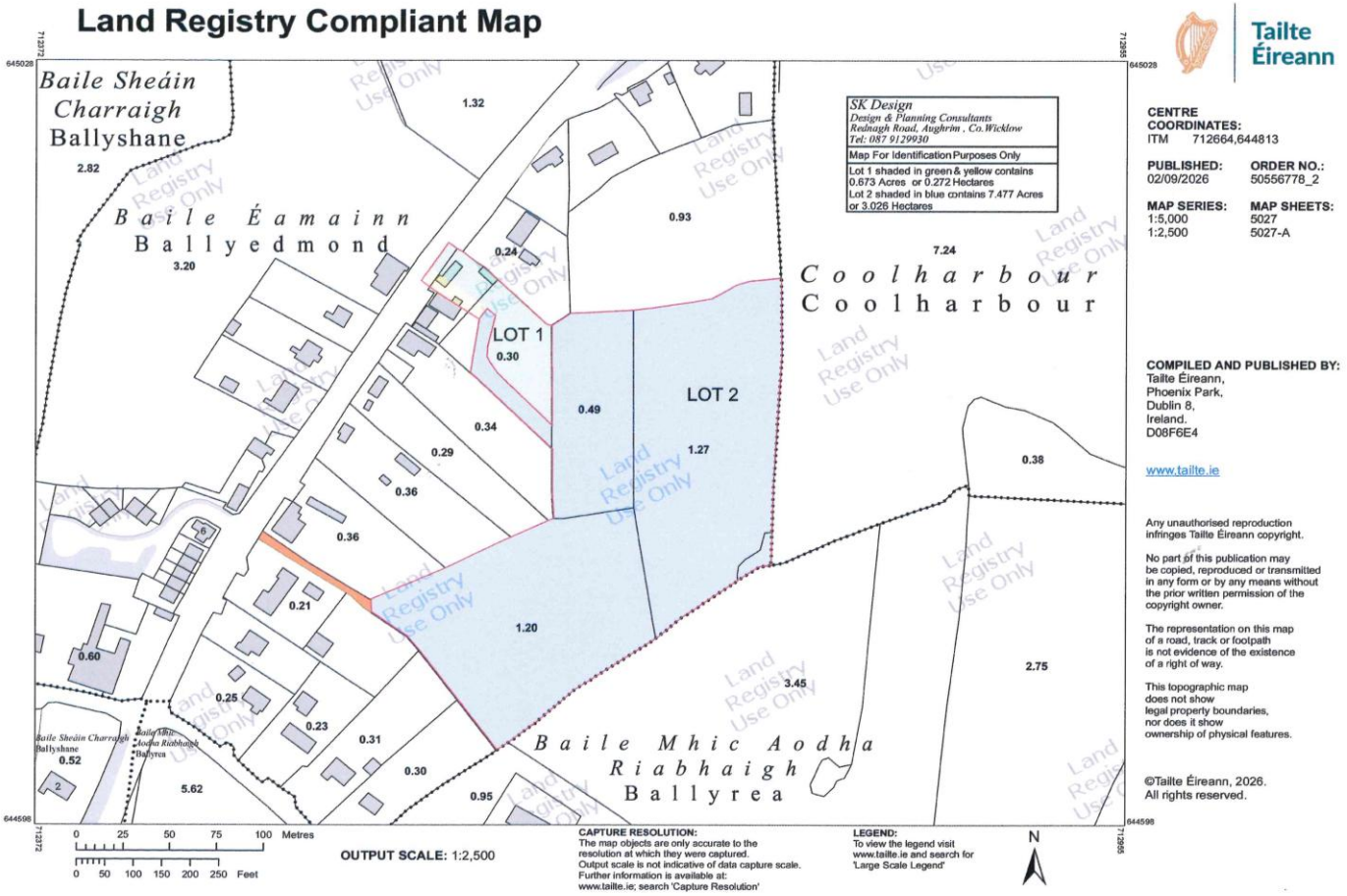
SERVICES AND FEATURES:
Private Well
Private Sewerage
Range of Outbuildings

BER DETAILS:
BER: G
BER No. 117965053
Energy Performance Indicator: 1325.62 kWh/m^2/yr

Legal: Donal O'Sullivan, O'Sullivan Law Partners, St. Mary's House, 4 St. Mary's Terrace, Arklow, Co. Wicklow.
Tel: 0402 91770

P.O.A.

Land Registry Compliant Map



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