



For Sale By Public Auction 28th May 2015

St. Kearns, Saltmills, Co. Wexford

For Sale By Public Auction

St. Kearns, Saltmills, Co. Wexford

A rare opportunity to acquire a traditional farmhouse on 1.6 acres overlooking St. Kearns Bay and Bannow Bay Estuary. Requiring modernisation the property offers outstanding potential to create a stunning residence located close to the village of Saltmills and numerous amenities including sandy beaches at Fethard-On-Sea and Hook Peninsula and attractions including Hook Head Lighthouse, the 12th Century Tintern Abbey & its Walled Gardens

Accommodation

Ground floor: Entrance Porch leading directly to;

Sittingroom	4m x 4m (13'3" X 13'3", with Open fireplace
Livingroom	4.72m X 4m (15'5" X 13'2"), with Open fireplace
Study	4m X 2.2m (13'3" X 7')
Kitchen	4m X 2.3m (13'3" X 7'6"), Sink Unit

1st Floor :

Bedroom 1	4m X 4m (13'3" X 13'3")
Bedroom 2	4m X 2.3m (13'3 X 7'6")
Bedroom 3	4m X 2.2m (13'3" X 7')
Bedroom 4	2.8m X 2.3m (9'3" X 7'8")
Bathroom	with W.C., W.H.B.

Outside: Gardens, orchard, range of traditional outbuildings which could be converted into additional accommodation.

Services: O.F.C.H., Septic tank, mains electricity and own water

BER: G No. 107418691



Directions: From Wexford take R733 towards Duncannon / Ballyhack Car Ferry. Proceed through Wellingtonbridge and continue for further c.8 km. At sign for Saltmills / Tintern Abbey turn left, continue past entrance to Tintern on right, proceed for 2 km turn left at brown sign for Bannow Estuary / Tintern trails. Continue along this road running parallel to water for c.1.5 km – property signposted on left.

Solicitors: Declan Joyce, Kelly Colfer Son & Poyntz, Delare House, South Street, New Ross, Co. Wexford.

Auction: Thursday 28th May 2015 at 3pm, The Brandon House Hotel, New Ross, Co Wexford

AMV: €150,000

Viewing by Appointment with Sole Selling Agent:



PNO'GORMAN
EST 1924
NEW ROSS, CO. WEXFORD Tel: 051 421226 www.pnogorman.ie

**SOCIETY OF
CHARTERED
SURVEYORS
IRELAND**

RICS the mark of
property
professionalism
worldwide

The above particulars are issued by P.N.O'Gorman Ltd. On the understanding that all negotiations are conducted through P.N.O'Gorman. Every care is taken in preparing particulars which are issued for guidance and P.N.O'Gorman do not hold themselves responsible for any inaccuracies. The contents of this brochure shall not form the basis of any contract subsequently entered into.