



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:



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