

Feddaun, Melleray, Cappoquin, Co. Waterford.

21.7 Hectare Residential Roadside Farm.

Tranquil Scenic location at the foothills of the Knockmealdown Mountains.

Available in One or More Lots.



An Opportunity to acquire a compact residential farm.

Guide Price: €195,000.00

These particulars are issued by Harty & Co. on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but Harty & Co. do not hold themselves responsible for any inaccuracy in the terms and particulars of the properties referred to or for any expense that may be incurred in visiting the property should it be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are requested to report their opinion after inspecting. If the above is unsuitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. The contents of this brochure / form shall not be deemed to form the basis to any contract.

LAND

10.80 Hectares (26.6 Acres) at Feddaun

- Roadside Lands, currently in permanent pasture running down to the *Glennafalia River*.
- Residence located at southern end of lands.



11.22 Hectares (27 Acres) at Knocknafrehane (Crowhill)

- Situated across the river from the main farm.
- “*Habitat area*” lands are covered with heather and natural vegetation.
- Bounded on two sides by Forestry plantation.



Situated at the foothills of the *Knockmealdown Mountains*, this residential holding is located in a very scenic area of Co. Waterford close to the *Vee Drive* and within a mile of *Mount Melleray Abbey*.

This property offers an opportunity to acquire a compact roadside farm with traditional residence with adjacent out-buildings less than 5 miles from Cappoquin.

Clonmel and Dungarvan are within 30 minutes drive, with Lismore and Cappoquin a short drive.



RESIDENCE

Porch / Conservatory

2.9m x 3.53m (9'6 x 11'7)

Living Room

4.01m x 4.67m (13'2 x 15'4)

Open fire with back boiler. TV point.



Bedroom 1 (Off Living Room)

3.35m x 4.06m (11'0 x 13'4)

Carpet and built in robes.



Kitchen / Dining Area

3.96m x 5.0m (13'0 x 16'5)

Built in units. Plumbed from dishwasher, Fridge Freezer. Electric Cooker. Storage area.



These particulars are issued by Harty & Co. on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but Harty & Co. do not hold themselves responsible for any inaccuracy in the terms and particulars of the properties referred to or for any expense that may be incurred in visiting the property should it be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are requested to report their opinion after inspecting. If the above is unsuitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. The contents of this brochure / form shall not be deemed to form the basis to any contract.

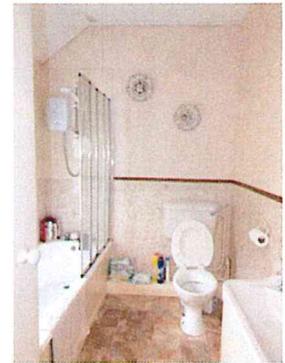
Bedroom 2 **2.87m x 4.11m (9'5 x 13'6)**
With fireplace. Built in storage. Carpet.



Bedroom 3 **3.53m x 2.59m (11'0 x 8'6)**
Single room with built in robe. Carpet.

Bedroom 4 **2.74m x 2.38 (9'0 x 7'10)**
Single room. Built in robe. Carpet.

Bathroom **2.43m x 1.98m (8'0 x 6'6)**
Bath with electric shower overhead. WHB. WC



Services:

- Oil fired central heating and Back Boiler.
- Mains water – Group water scheme.
- Septic tank drainage
- Single glazed windows
- Internet Enabled.



Outside:

- Tarmac drive and parking area
- Garden to front of property
- Useful out-offices / storage
- Hayshed

Directions: On leaving Cappoquin, take the road towards *Mount Melleray Abbey*, turn at Cats Bar for *Mount Melleray*. Pass the Abbey and continue for approximately 1 mile. The property is 3rd on right hand side, after Mount Melleray gates (yellow piers).

Solicitor: *Ms. Valerie Carroll, Anthony Carroll & Co. Solicitors, Fermoy, Co. Cork having Carriage of Sale.*