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GLENOGUE, BALLYFAD, GOREY, CO. WEXFORD Y25 E1N2



QUINN PROPERTY

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CHARMING FARMHOUSE ON C. 23 ACRES FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 26TH AUGUST, 2020 AT 3PM IN THE ASHDOWN PARK HOTEL.



LOCATION: This most attractive property enjoys a stunning location, 2km from Ballyfad village on an elevated site with glorious views over the north Wexford/south Wicklow coastline. Ballyfad village has a shop, church and primary school, it is 15km north of Gorey with a full range of amenities, 10km south of Arklow, 8km off the N11 and 10km from the coast and a selection of many fine beaches. The holding is located along a quiet local road and is divided by the road into two lots.

The residence, farmyard and c. 10 acres are on the eastern side of the road with the remaining c. 13 acres on the western side. The area is noted for its natural beauty with Croghan Mountain forming the backdrop. It also offers an array of country pursuits including hill walking, trekking, nature trails and golf. Bus and rail links are available in Arklow and Gorey, including an early morning commuter train to Dublin.



DESCRIPTION: The residence is a traditional stone built farmhouse oozing olde worlde charm. A block built extension was added in recent years.

The land immediately adjoining the house is divided into three fields, of good quality and is currently in grass. The second lot of land on the western side of the road has good frontage and, again, is of good quality. This land is divided into three divisions, all of which are currently in grass. This land enjoys spectacular views and may have site potential.

Accommodation Comprises of:

Entrance Hall:

Living Room	4.25m x 3.80m	Rayburn Cooker
Kitchen	4.25m x 3.60m	Tiled floor, fitted units, stunning views
Bedroom 1	3.6m x 3.6m	With fireplace
Bedroom 2	3.7m x 2.0m	
Bathroom	2.6m x 1.85m	Tiled, w.c., w.h.b., shower and hot press
First Floor		
Bedroom 3	5.6m x 3.6m	





There is a carport attached to the house and a range of both stone and block built out-offices to include:

A 2 span 'A' framed shed 10m x 17m

A 2 span round roof shed with two lean-tos 25m x 10m

SERVICES AND FEATURES:

Oil Fired Central Heating

Private Well

Septic Tank

Property Extends To: 94.9m²

Built: 1900

BER DETAILS:

BER: E1

BER No. 113153050

Energy Performance Indicator: 375.59 kWh/m²/yr



The Property Will Be Offered In The Following Lots:

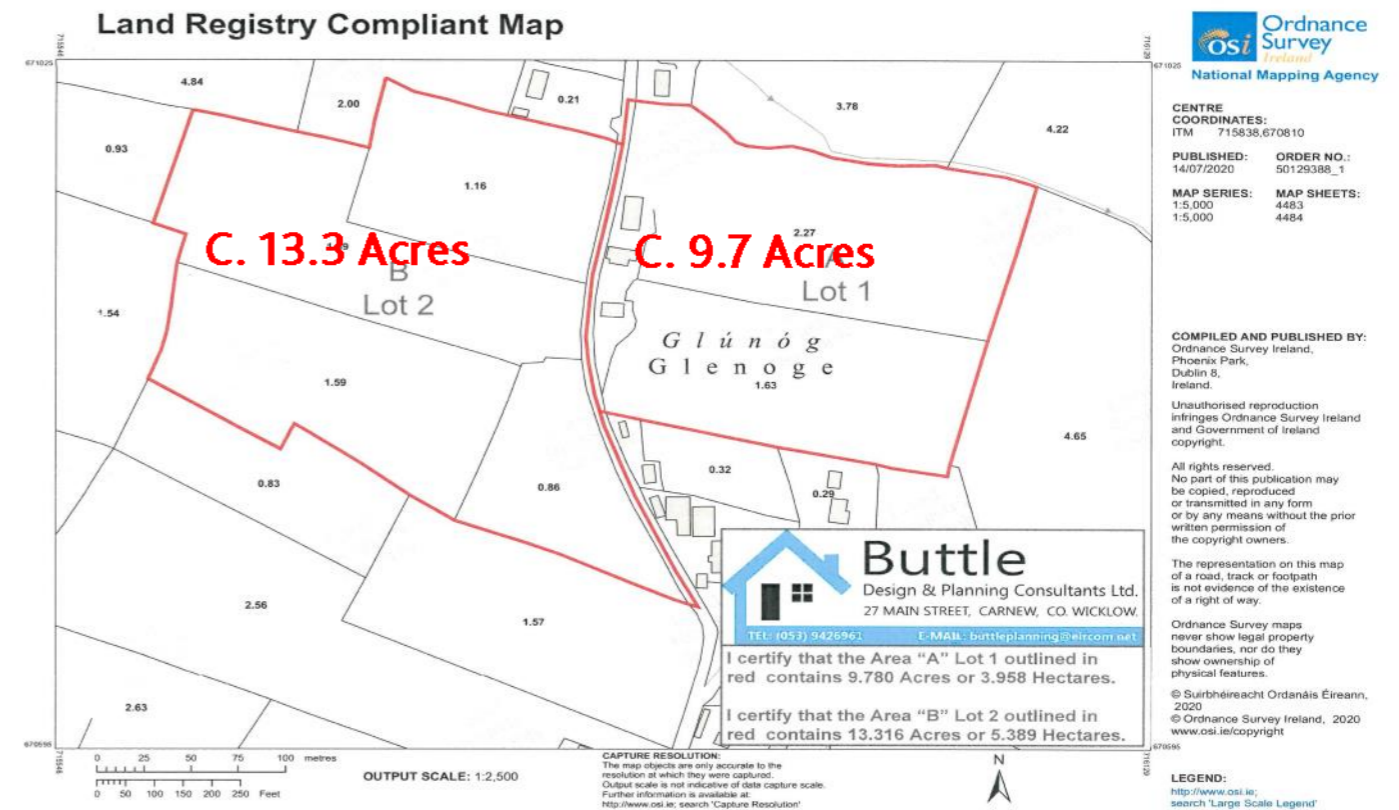
Lot 1: Residence on C. 10 Acres

Lot 2: C. 13 Acres

Lot 3: The Entire



Charming Farmhouse on C. 23 Acres Surrounded by Stunning Views
Viewing By Appointment Only



DIRECTIONS:

From Coolgreaney turn left for Ballyfad at The Coolgreaney Inn, proceed for c. 2 km and turn right in Ballyfad village, proceed for a further c. 1 km taking the road to the right, the property is 500 meters on the right hand side with a **QUINN PROPERTY** signboard.

Legal: Ian Bracken, Padraig J Hyland & Co, Solicitors, Church Buildings, Main Street, Arklow, Co Wicklow. Tel: 0402 32014

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