

Ref: P4501

BALLINAMONA, LESKINFERE, GOREY, CO. WEXFORD Y25 P205



QUINN PROPERTY

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BER F

**VALUABLE C. 33 ACRE RESIDENTIAL HOLDING WITH SHEDS AND OUTBUILDINGS
FOR SALE BY PUBLIC AUCTION ON-LINE ON FRIDAY 30TH OCTOBER AT 2PM
(IN ONE OR TWO LOTS)**

***PLEASE NOTE : IF YOU WISH TO BID FOR THIS PROPERTY YOU MUST CONTACT THE OFFICE BEFORE
CLOSE OF BUSINESS (5PM) ON THURSDAY 26TH OCTOBER.***



LOCATION:

This attractive holding is located a short distance off the N11 (also the R772) in one of north Wexford's prime farming areas, it is 4km from both Craanford and Camolin and 8km south of Gorey town. Craanford is a picturesque village (tidy towns winner on numerous occasions) with church, primary school, playschool, GAA pitch, community centre, pub and Craanford Mills. Camolin is a good sized village with a selection of services to include primary school, shops, pubs, churches, service stations, nursing home and the renowned Cois na hAbhann, restaurant, shop and garden centre.

Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

The holding is in one block with good frontage onto the public road with the farmhouse and farmyard located centrally on the holding. The house and yard are approached via a concrete driveway and are set back 300meters from the public road. The house is a traditional two storey, stone built, residence, over 200 years old, to which a small two storey extension was added in more recent times.



The house has many attractive original features and will make a great family home.

Accommodation Comprises of:

Entrance Hall:	1.9m x 1.9m	Tiled floor
Inner Hall:	3.1m x 1.3m	Carpet, stairs to first floor
Sitting Room:	4.6m x 4.2m	Carpet, stove
Kitchen:	4.6m x 3.5m	Fitted units
Pantry:	3.1m x 2.3m	
Utility Room:	2.7m x 2.0m	
Landing:	6.7m x 1.2m	Carpet, hot press
Bedroom 1:	4.7m x 4.1m	Carpet, open fire
Bedroom 2:	3.5m x 3.1m	Carpet, fitted wardrobe
Bedroom 3:	4.7m x 4.3m	Carpet, open fire
Bathroom:	2.2m x 1.5m	Shower, w.c., w.h.b.

SERVICES AND FEATURES:

Private well
Septic tank
Oil Fired Central Heating
Property Extends To: 126.06m²
Built: c. 1800's

BER DETAILS:

BER: F
BER No. 113305700
Energy Performance Indicator: 438.35kWh/m²/yr



OUTBUILDINGS:

There is a range of sheds and outbuildings to include:

An 'A' roofed shed incorporating workshop (1) 4m x 3.5m and workshop (2)

8m x 4.1m with sliding door

3 bay round roof shed

1 bay lean-to

Dungstead

An 'A' roofed shed divided into 3 sections: 10m x 4, 6m x 4 & 7m x 3m

Cattle crush

Slatted unit 20m x 4.5m

25 cubical shed 13m X 6.5m

12 5m x 5m calving pens

Steel shed 9m x 6m

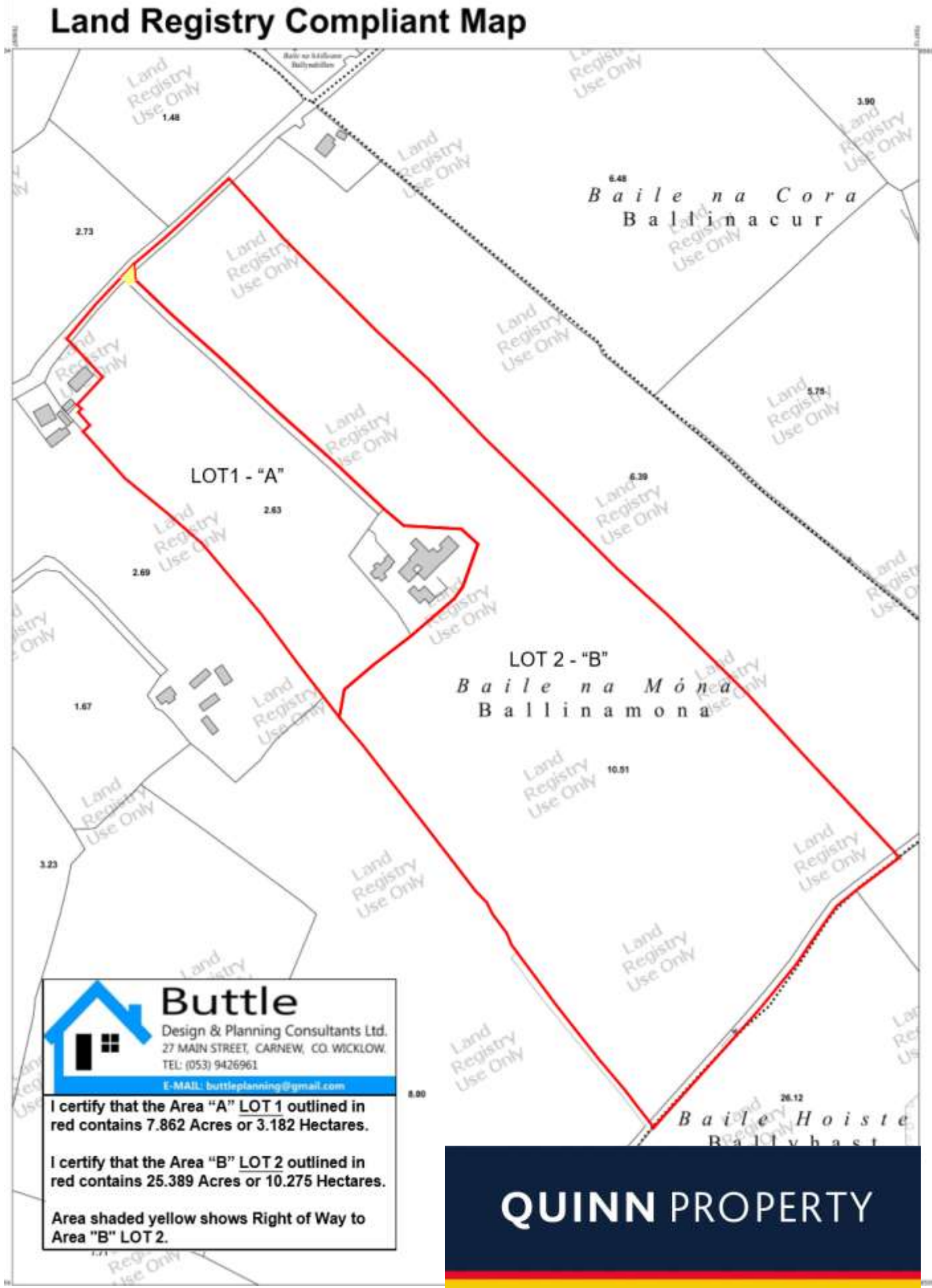


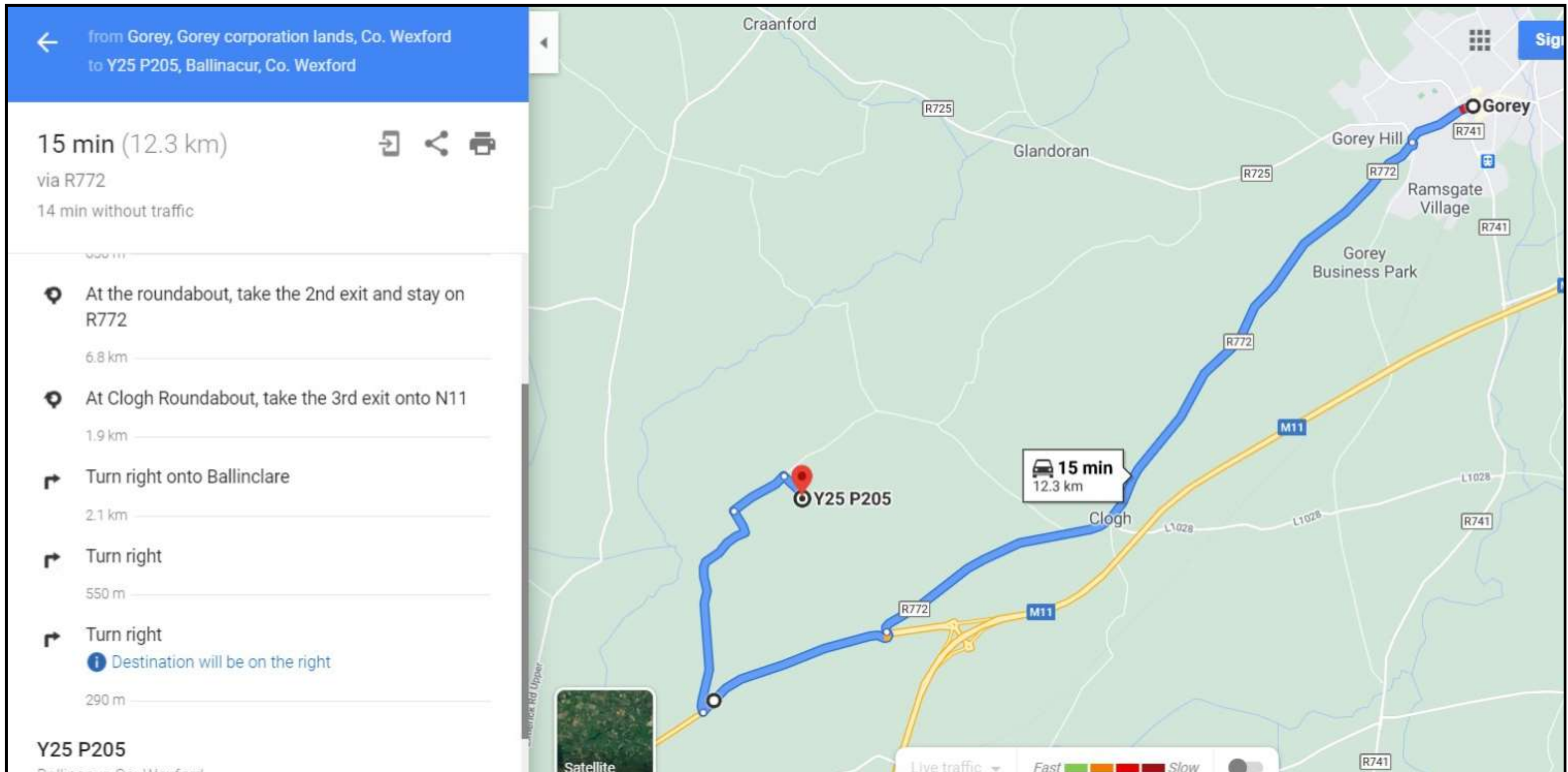
LAND:

The land is laid out in three divisions, all of which are currently in grass and of excellent quality. There is piped water supply to the lands as well as a natural spring and water course.



The property will be offered for sale in the following Lots: **Lot 1:** C. 8 Acres with Residence & Farmyard and **Lot 2:** C. 25 Acres.





DIRECTIONS: From Gorey take the old N11 (R772) for c. 6.8km. At the Clogh roundabout, take the third exit onto the N11, proceed for 2.1km, turn right at the **QUINN PROPERTY** directional sign, continue and the property on the right hand side with a **QUINN PROPERTY** signboard.

Legal: Anna O'Donovan, Lombard, Cullen & Fitzpatrick Solicitors, McDermott Street, Gorey, Co. Wexford. Tel: 053 94 21324

QUINN PROPERTY

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PSRA. NO. 002020

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