



**BUNGALOW ON C. 7 ACRES (2.79 HECTARES)  
WITH FPP FOR EXTENSION  
& GARAGE**

**FOR SALE BY PRIVATE TREATY**

**BALLINSMEESDA LOWER, KILBRIDE,  
CO. WICKLOW. A67 TV26**

**Guide Price: €425,000**



PSRA Reg No. 001536



**FOR SALE BY PRIVATE TREATY**  
**BUNGALOW WITH FPP FOR**  
**EXTENSION & GARAGE ON C. 7**  
**ACRES (2.79 HECTARES)**  
**BALLINAMEESDA LOWER,**  
**KILBRIDE, CO. WICKLOW A67 TV26**

**LOCATION:**

The property is located on a nice, elevated site on a nice quiet country road close to Barndarrig Village (1.50km), Wicklow Town (8km), Arklow (16km) and Dublin City Centre (55 km). The property is located less than 10 minutes' drive to Brittas Bay with National Botanic Garden and Vale of Avoca located closeby.

Connections to the M11 Motorway is 5 minutes away at the Beehive (Exit 18) for Northbound Traffic and Jack Whites Pub (Exit 19) for Southbound Traffic.

**DESCRIPTION:**

The property comprises a detached 2 bedroom bungalow with attached garage measuring c. 797 sq.ft. on c. 7 acres with excellent road frontage along the western boundary. The land is divided into 4 paddock currently in permanent pasture. There are natural hedgerows giving excellent shelter.

An ideal opportunity to sell off potential sites for residence (subject to planning permission)

**TITLE:**

Freehold. Held in Folios WW8632 & WW124.

**SERVICES:**

Private well water & septic tank drainage.

**PLANNING:**

Full Planning Permission was granted under ref. 19517 on 30<sup>th</sup> July 2019 for the following: “demolition of existing rear and side extension, new 39.5 sq.m. single storey extension to the rear of existing dwelling, new 37.4 sq.m. single storey extension to side of existing dwelling, new 3 sqm porch to front of existing dwelling, removal of existing septic tank and installation of new wastewater system and soil polishing filter, new well, blocking of existing entrance and opening of new entrance onto public road and associated works”

Further planning permission was granted under ref. 21474 on the 28<sup>th</sup> July 2021 for the following: “revised extension design to that granted under planning ref 19/517, increasing the height of existing dwelling roof, construction of new domestic garage and associate works”

**SOLICITOR:**

Joseph Ritchie, Donal M. Gahan, Ritchie & Co.  
Solicitors, 36 Lower Baggot Street, Dublin 2  
T: 01 676 7277

**BER: G      BER No: 114355720**

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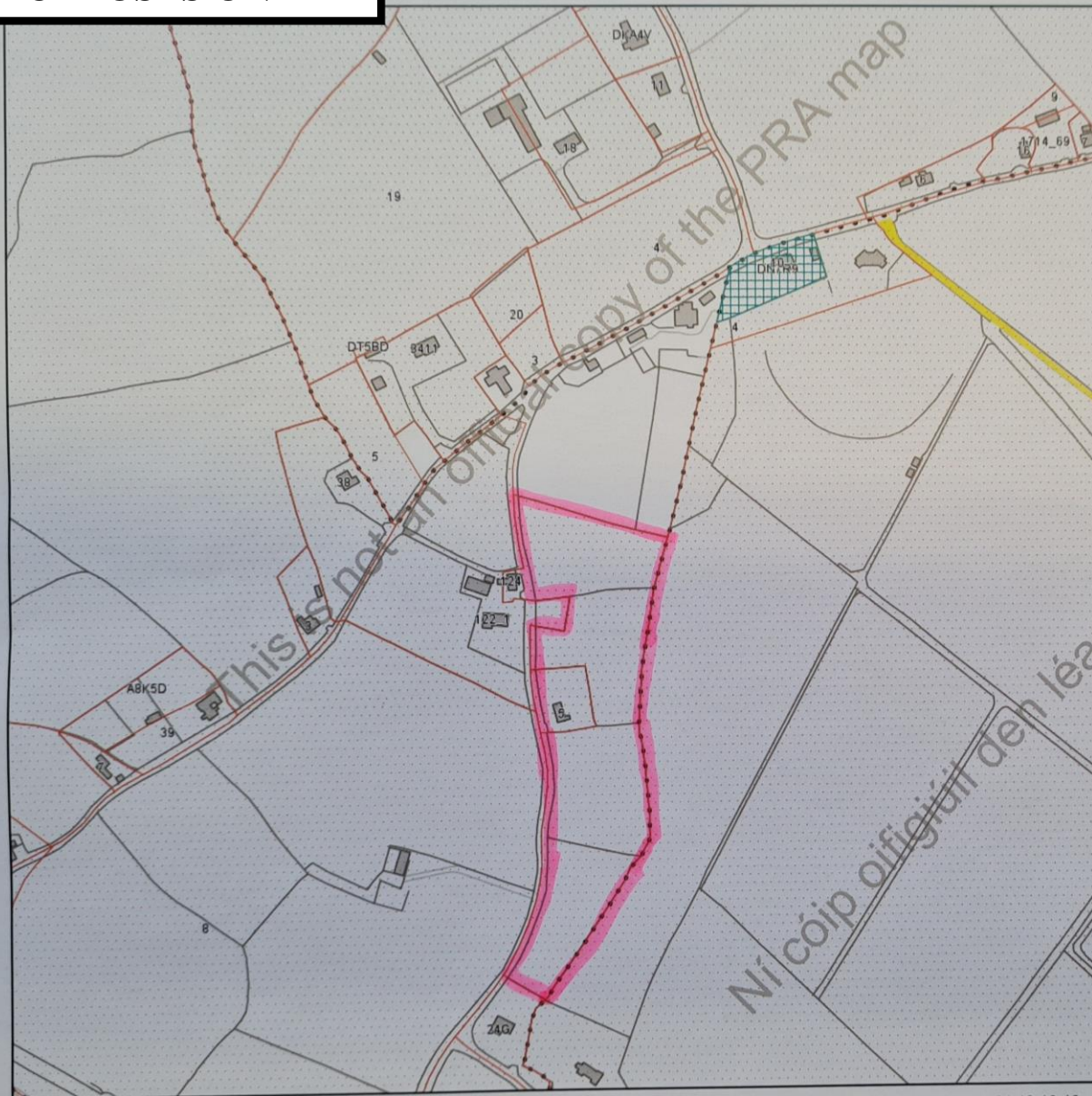








# LANDS OUTLINED FOR ID PURPOSES ONLY



Creation Date: 08 September 2021 13:10:46

## The Property Registration Authority An tÚdarás Clárúcháin Maoine



Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale accuracy is limited to that of the original OSi Map Scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

