

Ref: P4973

# OLDMILL, ROSSLARE, CO. WEXFORD Y35 R28C



PROVISIONAL



**QUINN PROPERTY**

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**UNIQUE C. 5.47 ACRES WITH NEW RESIDENCE (UNFINISHED)  
IN SPECTACULAR COASTAL LOCATION FOR SALE BY ON-LINE AUCTION  
ON WEDNESDAY 21ST JULY 2021 AT 3PM (IN ONE OR THREE LOTS)**



**LOCATION:**

This fabulous holding enjoys spectacular location along the south Wexford coastline between St. Helens and Carne, 5km south of Rosslare Harbour, 8km from Rosslare Strand and 15km from Wexford town. Located along the coastal walking path between Rosslare and Carne which incorporates some of Wexfords finest beaches, it is within close proximity to Rosslare Europort, St Helens and Rosslare's Golf Clubs, Kellys Hotel, Equestrian Facilities and numerous walks and leisure pursuits. Wexford town is situated along the M11 Dublin/Rosslare route and has a large range of shops, services, amenities and both primary and secondary schools and a large surrounding rural hinterland all within two hours south of Dublin.



**DESCRIPTION:**

The residence is situated at the end of a quiet country road, (opposite O'Learys Guest House), leading towards Old Mill beach with good road frontage. Standing on c. 5.47 acres this bungalow was built in 2019 and has windows and doors installed with the outer plaster complete. It is ready for internal plastering. It extends to c. 200m<sup>2</sup>, is east facing and enjoys stunning views towards Tusker rock. The site has mains water and planning for a bio cycle unit that is not yet installed. The land also has planning for an American style shed with stables and horse walker.

Accommodation comprises of:



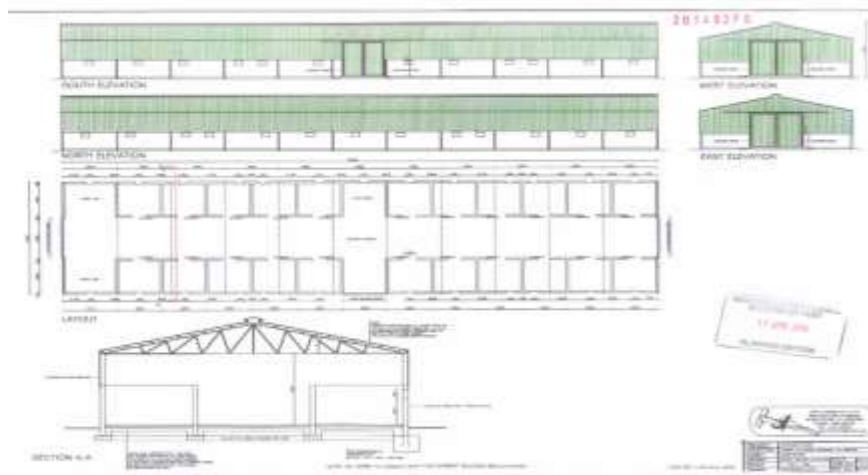
Entrance Hall:	3.9m x 2.5m	Closet 1.2m x 1.75m
Large Living Room/Dining Area:	12.4m x 5.9m	Stunning sea views, double doors to front
Kitchen:	4.0m x 3.2m	
Bedroom 1:	5.0m x 4.4m	Sea views, double doors to front
Bedroom 2:	4.6m x 4.2m	
Bathroom:	2.7m x 2.4m	
Inner Hall 1:	2.4m x 2.4m	



Inner Hall 2:	3.9m x 1.4m	
Bedroom 3:	4.5m x 4.2m	Sea views, double doors to front
Bedroom 4:	2.0m x 2.7m	
Bathroom:	2.0m x 2.7m	
W.c.:	2.7m x 1.65m	



HOUSE PLANS



STABLE PLANS

BER DETAILS (PROVISIONAL):  
 BER G  
 BER No. 113910665  
 E.P.I.: 491.64 kWh/m<sup>2</sup>/yr

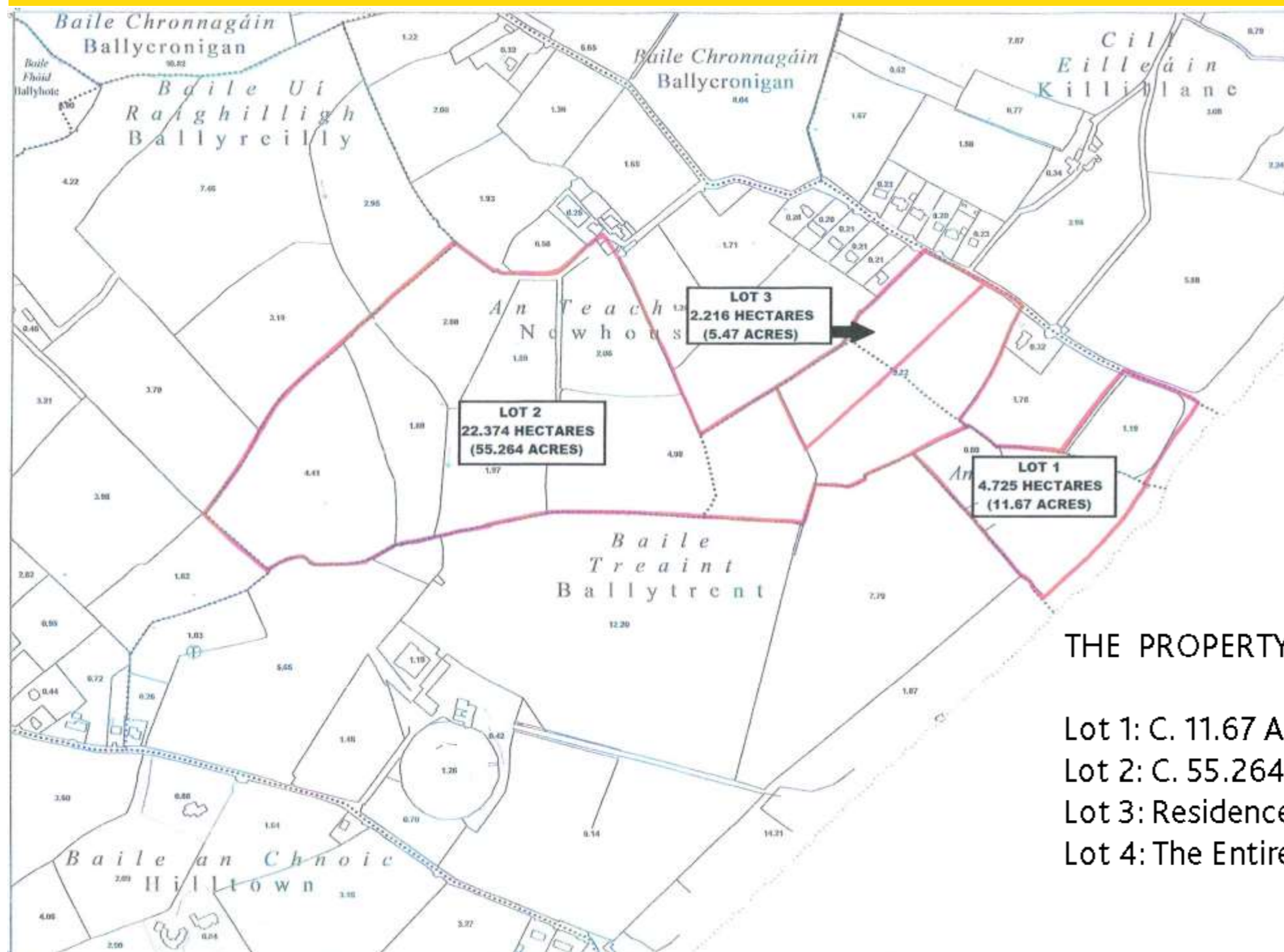


THE PROPERTY WILL BE OFFERED AS LOT 3 ALONG WITH THE FOLLOWING LOTS:

- Lot 1: C. 11.67 Acres Adjoining the Beach with Derelict Building
- Lot 2: C. 55.264 Acres With Cattle Pen & Handling Facilities
- Lot 3: Residence on c. 5.47 Acres
- Lot 4: The Entire C. 72.404 Acres

**DIRECTIONS:**

From Kilrane take a right at Culletons Pub onto Churchtown road, after 2km turn left at sign for St Helens and turn right for Hazelwood Stables, continue 1.5km and property is on right hand side with **QUINN** PROPERTY auction board.



**Legal:** Anna O'Donovan, Lombard, Cullen & Fitzpatrick Solicitors, 10 McDermott Street, Gorey, Co. Wexford Tel: 05394 22167

THE PROPERTY WILL BE OFFERED IN THE FOLLOWING LOTS:

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