





Shed/ Site

Andy`s Forge

Ballyknockan Village, Ballyknockan,
Nr. Blessington, Co. Wicklow.

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Located in the beautiful stone village of Ballyknockan within walking distance of the pub and all amenities. Vallemount and Lacken villages are both nearby with schools, shops and churches and the town of Blessington is also close by which offers churches, primary and secondary schools, pubs, restaurants, and shops as well as the Town Centre development which includes Dunnes Stores and many other retailers.

Blessington: c. 7 miles.

Dublin: c. 25 miles.

DESCRIPTION:

The property comprises of an attractive period stone building that has been in use as a forge for many years, it was originally a cottage but has not been lived in for a long time. Accommodation comprises of Two Rooms and an adjoining shed with the overall size of c.53 Square metres/ 570 Square Feet

ACCOMMODATION:

Room 1	3.35m x 3.30m.	
Room 2	4.68m x 3.40m.	With open fire.
Shed	5.70m x 4.50m.	



VIEWING:

BY APPOINTMENT ONLY

BER:

EXEMPT

PRICE REGION:

€90,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.