

Ref: P4512

'RUANMORE HOUSE', TINTESKIN, KILMUCKRIDGE, CO WEXFORD Y25 PW24



BER D2

QUINN PROPERTY

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A BEAUTIFULLY RESTORED TRADITIONAL FARM HOUSE ON A 0.5 ACRE SITE WITH A RANGE OF OUTBUILDINGS WITH POSSIBLE POTENTIAL FOR CONVERSION (S.T.P.P)

For Sale By On-Line Auction On Tuesday the 5th April, 2022 At 3pm



This property is situated in a wonderful coastal location, approximately 2km from Kilmuckridge Village. This area offers a multitude of amenities such as primary and secondary schools, shops, supermarkets, churches, cafes, pubs, restaurants and Sean Óg's Hotel.

Kilmuckridge is a popular holiday resort, only 3km from Morriscastle strand. Further along the coast there is an impressive choice of many beautiful beaches such as Ballinesker, Curracloe & Blackwater. Kilmuckridge is 23km from Gorey, 23km from Wexford, 24km to Enniscorthy & 70 km from Dublin.

DESCRIPTION:

Quinn Property are delighted to present this wonderful traditional stone built two storey farmhouse to the market. The property oozes 'olde worlde' charm and has many attractive traditional features. Presented in good condition throughout, a single storey block extension to the rear is also included. Two partially renovated outbuildings stand to the left and right of the property. These outbuildings would allow the new owners many options to adjust in the current 'working from home' climate.

There are two extensive outbuildings which have been partially renovated and would be suitable for many uses. A large lawn surrounded by mature trees stands to the back of the premises, a wonderful tranquil area to relax. Accommodation Comprises of:



Entrance Hall:	3.6m x 1.6m	Solid timber floor
Sitting Room: :	5.8m x 3.9m	Solid fuel stove, stairs to first floor & timber floor
Living Room:	6.5m x 3.7m	Solid fuel stove, book shelving & stairs to first floor
Kitchen:	4m x 3.6m	Breakfast bar, small stove & timber floor
Dining Room:	3.55m x 2.4m	Timber floor
Bedroom 1:	3.7m x 3.7m	Hot press & timber floor
Bedroom 2:	2.4m x 2.3m	Timber floor
Bathroom:	2.35m x 1.25m	Fully fitted, wc, whb, shower & timber floor



First Floor:

Bedroom 3: 3.4m x 3.3m Timber floor

Adjoining Bathroom: 2.5m x 1.9m Fully tiled wc, whb, shower & timber floor

Bedroom 4: 5.7m x 4.3m Timber floor

Adjoining Bathroom: 2.2m x 1.7m Fully tiled, whb & shower



SERVICES AND FEATURES:

Oil Fired Central Heating

Private Well

Septic Tank

Property Extends To: 173.6 m²

Built: 1900

Superb Location Close To Kilmuckridge and Morriscastle Beach

2 Partially Renovated Outbuildings On Site 21m x 5.5m & 15.5m x 4.8m



BER DETAILS:

BER: D2

BER No. 113453047

Energy Performance Indicator: 296.23 kWh/m²/yr



This Beautiful Traditional Farm House Allows Opportunity For Home/Office/Business

Viewing Is By Appointment Only

A.M.V. P.O.A.



Morriscastle Beach

DIRECTIONS:

From Gorey proceed along the R741 through Ballycanew and Ballyedmond. Turn left after Downes Maxol Filling Station and Gala Shop, continue on and at the next junction turn left, the property is on the left hand side with a **QUINN PROPERTY** signboard.

Legal: Gillian Scully, Clear Solicitors, St. Stephen's Green, Dublin 2. Tel: 01 644 5777

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