

Ref: P5746

KNOCKENREE, AVOCA, CO. WICKLOW Y14 H992



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EXCELLENT C. 50.6 ACRE RESIDENTIAL HOLDING WITH EXTENSIVE ROAD FRONTAGE

For Sale By Oline Auction On Friday the 23rd of September At 2pm In One or More Lots



LOCATION :

This valuable property is located 3km from the picturesque village of Avoca, 5km from Redcross and 8km off the M11 at Jack Whites. It is 10km north of Arklow and 50 km south of Dublin. Avoca is a charming village known as one of Ireland's most picturesque villages renowned for The Meeting Of The Waters and The Vale of Avoca which offers delightful walks through unspoilt forest trails. The famous Avoca Hand Weavers have their original store in the village which was also the film location of RTE's Ballykissangel.



DESCRIPTION

The farm has extensive frontage onto the local road with a number of access points. It is laid out in a number of suitable divisions and are all currently in tillage with the exception of a small acreage of woodland. Having free draining soils, the land is of excellent quality suited to most agricultural activities. A hard core driveway from the public road leads towards an old farmyard with a number of attractive cut stone buildings and onwards the bungalow residence. The residence, C. 10 Acres and outbuildings will be a part of Lot 1 and the remaining lands will be sold in Lot 2. Built about 50 years ago and while occupied up until recent times, the bungalow is in need of improvement works. The property will be offered in the following Lots:



Lot 1 Bungalow, Out-houses and C. 9.7Acres

Lot 2 C. C. 40.9

Lot 3: The Entire

Directions: From Avoca village pass the Avoca Handweavers on the left hand side, after 100 meters take the first road to the right, proceed for C. 2km property on the right hand side with a QUINN PROPERTY signboard.



Bungalow:

- Entrance Hall: 3.3m x 1.8m
- Kitchen: 3.7 x 3.7
- Sitting Room: 4.5m x 3.3m Fireplace
- Bedroom 1: 3.3m x 2.7m Fitted press
- Bedroom 2: 3.3m x 2.9m Fitted press
- Bathroom: 2.8m x 2.1m W.C., w.h.b., bath



SERVICES AND FEATURES:

- Gravity Water
- Septic Tank
- Property Extends To: m²
- Built:

BER DETAILS:

- BER:
- BER No.
- Energy Performance Indicator: kWh/m²/yr

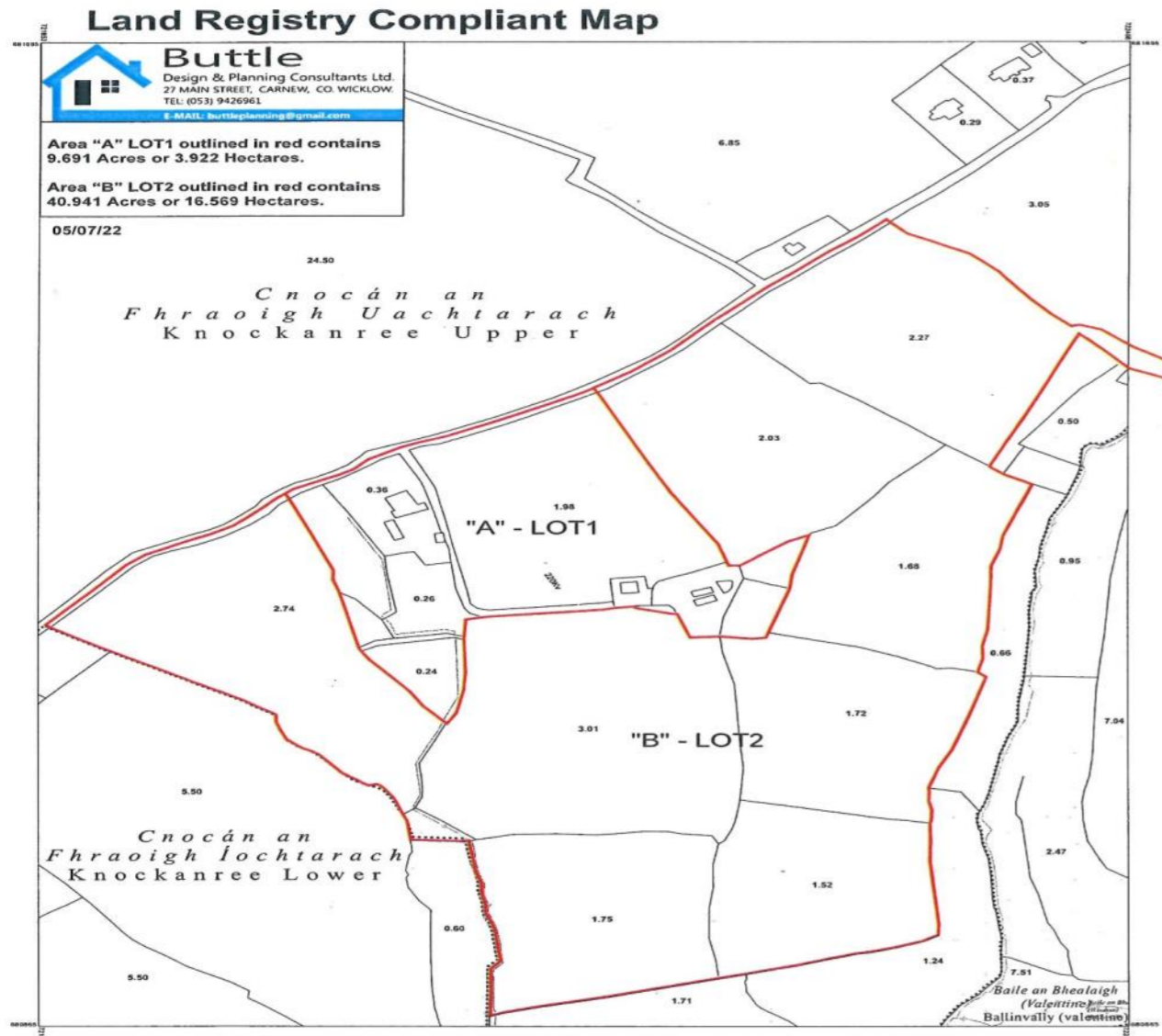


STONE-CUT BUILDINGS AND OUT-HOUSES

- Lofted Barn: 12m x 5m
- Old Stone Barn: 6m x 11m
- Old Stone Barn: 5m 19m
- Double Rounded 15m x 12m
- Roof Shed:



P.O.A.



Legal: Kevin O'Doherty, O'Doherty Warren & Co., Solicitors, Charlotte Row, Gorey, Co. Wexford, Y25K6R2 Tel No. 0539421587

Viewing Is Highly Recommended And By Appointment Only With The Auctioneer

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