

PORTRUSHEN LOWER, KILTEGAN, CO. WICKLOW W91 X271



Ref: P3495



QUINN PROPERTY

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Charming C. 15 Acre Residential Roadside Holding With Outbuildings For Sale By Public Auction (In One Or Two Lots) On Tuesday 19th March 2019 At 3pm In The Talk Of The Town, Kiltegan, Co. Wicklow (Executor Sale)

LOCATION:

The property enjoys an excellent scenic location along the Hacketstown/Kiltegan Road (R747), only 2km from Kiltegan, 4km from Hacketstown, 12km from Baltinglass, 16km from Tinahely and less than one hours drive from Dublin. Schools, shops and services are all close by in the towns of Hacketstown, Kiltegan and Baltinglass. The property enjoys stunning views towards the Wicklow mountains and Lugnaquilla.

DESCRIPTION:

The residence, built in the 1900's, is an traditional two storey, stone built, farmhouse which is in need of refurbishment and upgrading and has sufficient room to extend if required. Accommodation comprises of:

Parlour:	4.0m x 6.5m	Open fire
Kitchen:	4.2m x 3.5m	Stanley oil cooker
Utility Room:	2.4m x 2.2m	
Bathroom:	2.4m 1.7m	Bath, w.h.b., w.c.
First Floor:		
Bedroom 1:	4.0m x 2.6m	
Bedroom 2:	3.3m x 2.1m	
Bedroom 3:	5.0m x 1.8m	

SERVICES AND FEATURES:

Septic Tank
Well Water
Oil Fired Central Heating
Built: 1910
Property Extends To: 90m²

BER DETAILS:

BER G
BER No. 104334859
Energy Performance Indicator: 622.73
kWh/m²/yr



OUTSIDE:

There is a large range of useful stone outbuildings, a round roof shed, free standing lean-to type shed and a detached garage/workshop. The lands, which lie to the rear and side of the farmhouse, enjoy extensive road frontage and are of excellent quality and currently in grass. The lands are divided into four divisions and have the benefit of a natural water supply.

The Property may be offered in the following lots:

Lot 1: Residence & Farmyard On C. 0.83 Acres

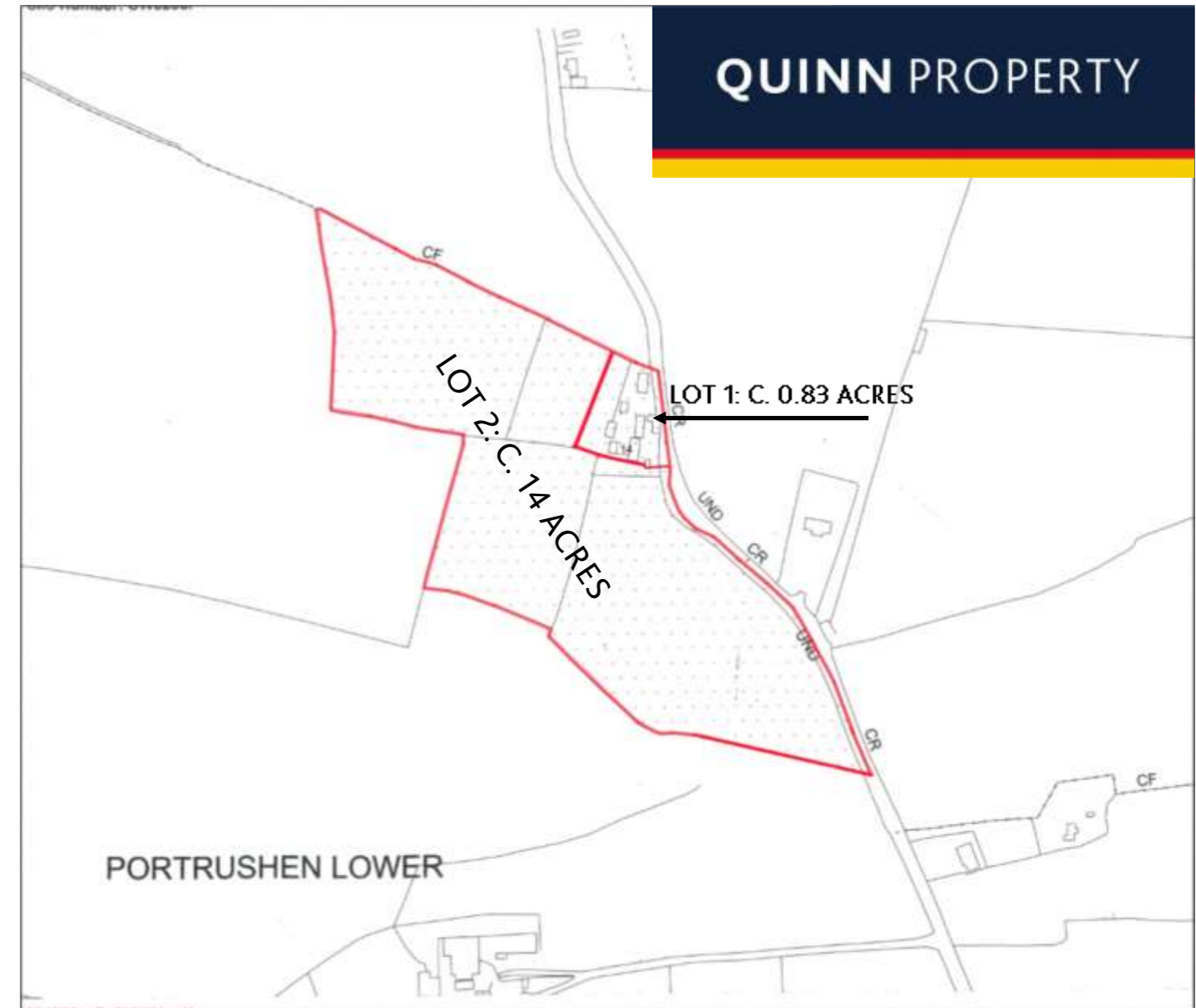
Lot 2: C. 14 Acres

Lot 3: The Entire

DIRECTIONS:

From Baltinglass take the R747. Proceed to Kiltegan and continue along the Hacketstown Road for a further 2km. The property is on the right hand side.

From Hacketstown, take the Kiltegan Road (R747), continue for 4km and the property is on the left hand side with **QUINN PROPERTY** signboard.



This Is An Ideal Opportunity To Purchase A Small Holding Or Increase A Present Holding,
With The Lands Lending Themselves To Any Agricultural Or Equine Enterprise.

Viewing By Appointment Only

QUINN PROPERTY

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Legal: Millett & Matthews, Solicitors, Baltinglass, Co. Wicklow Tel: 059 6481377

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

