

Ref: 9160

JOHNSTOWN, CLONEGAL, ENNISCORTHY, CO. WEXFORD Y21 E193



BER Exempt

QUINN PROPERTY

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CHARMING TWO BEDROOM TRADITIONAL COTTAGE FOR SALE BY ONLINE AUCTION ON FRIDAY 14TH AUGUST AT 3PM

LOCATION & DESCRIPTION:

Nestled beside the tranquil River Derry in the picturesque heritage village of Clonegal, this charming traditional cottage offers a rare opportunity to create a truly special home. Ideally situated within walking distance of the village primary school, local pub, award-winning Sha-Roe Restaurant, Huntington Castle and Gardens, and a range of community amenities, the property enjoys the perfect balance of peaceful village living and excellent connectivity. Bunclody is just a 5-minute drive away, while Enniscorthy can be reached in approximately 25 minutes and Wexford Town in under an hour. With convenient access to the N80 and N81, South County Dublin is within a 90-minute drive.

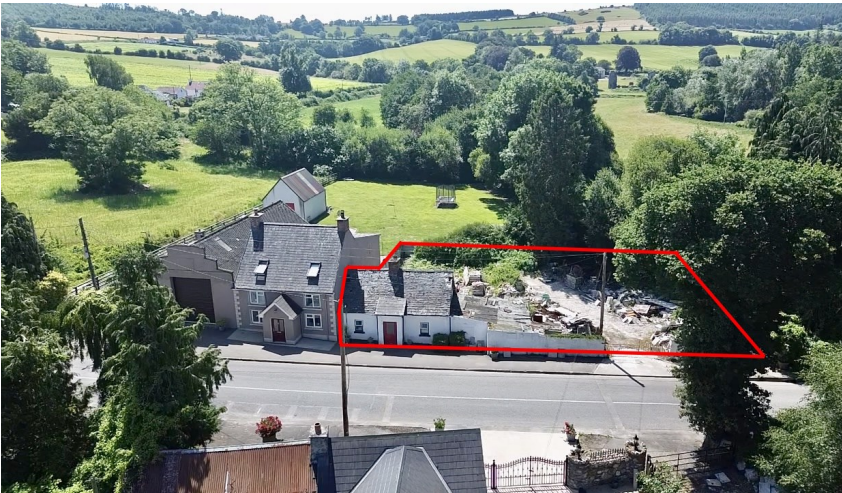
While the property requires complete renovation, we understand that it may qualify for the Vacant Property Refurbishment Grant. The property is complemented by a good-sized yard, providing excellent potential for extension or further development, subject to the necessary planning permissions. Services to the property include mains water and electricity. Accommodation comprises as follows:

Entrance Hall:	1.7 m x 1.0 m	Carpet flooring
Sitting Room:	3.6 m x 2.9m	Laminate flooring, feature fire place with open fire
Kitchen /Dining Room:	3.6 m x 2.9 m	Laminate flooring
Back Hall:	2.5 m x 0.8 m	
Utility Room/Bedroom 2:	2.6 m x 2.5 m	
Bedroom 1:	3.6 m x 3.2 m	Carpet flooring, featuring fire place with open fire

BER EXEMPT

Legal: Annette McCarthy, Frizelle McCarthy Solicitors, Mill Park Road, Enniscorthy, Co. Wexford Tel: 053 9233547

A.M.V. €50,000



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. 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responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.