

FOR SALE

AMV: €250,000

File No. D506.BF



Old Boley, Barntown, Co. Wexford

- **Derelict 2 up 2 down cottage in need of refurbishment located close to Barntown Village only 1.5km off the N25, nicely tucked away on a quiet peaceful country road. Only 12 km (15 minutes drive) from Wexford Town and less 10 minutes' from the ring road and national roads network.**
- **This charming cottage is in need of complete refurbishment and offers a rare opportunity to acquire an exciting project for anyone looking for a home they can re-design and tailor to their exact needs. The plot size is the real attraction here as the cottage stands on 1.3 hectares/3.211 acres and is surrounded by mature hedgerows.**
- **The property has been vacant for some time and will be eligible for the Vacant Property Refurbishment Grant for anyone intending to use it as their principal private residence or make it available to rent. Early viewing of this substantial family home comes highly recommended, contact Kehoe & Associates on 053-9144393 to book your viewing appointment.**



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Derelict 2 up 2 down cottage in need of refurbishment located close to Barntown Village only 1.5km off the N25, nicely tucked away on a quiet peaceful country road. Only 12 km (15 minutes drive) from Wexford Town and less 10 minutes' from the ring road and national roads network. Conveniently situated close to Barntown Village and the excellent amenities on offer there including primary school and vibrant community centre with new purpose-built squash court. For anyone that enjoys the outdoors the fabulous walking trails on Forth Mountain including Carrigfoyle Lake and Three Rocks Trail are within easy reach. Excellent sporting clubs and leisure facilities including GAA, soccer, rugby, horse riding and boating are available close by.

This charming cottage dating back to the 1930's is in need of complete refurbishment and offers a rare opportunity to acquire an exciting project for anyone looking for a home with character that they can re-design and tailor to their own specific requirements. The plot size is the real attraction here as the cottage stands on 1.3 hectares/3.211 acres and is surrounded by mature hedgerows. The maturity of the site means it is already a haven for birds and wildlife giving anyone with green fingers a head start on a bio-diverse garden.

The property has been vacant for some time and will be eligible for the Vacant Property Refurbishment Grant for anyone intending to use it as their principal private residence or make it available to rent.

The cottage retains all of it's character and charm and offers immense potential to any enthusiastic purchaser with a bit of foresight and imagination. Early viewing of this substantial family home comes highly recommended, contact Kehoe & Associates on 053-9144393 to book your viewing appointment.



Features

- Charming country cottage
- Immense potential to upgrade and extend (SPP)
- Peaceful country setting
- 1.5 km off the N25

Outside

- 1.3 hectares/3.211 acres
- Range of outbuildings in need of repair
- Garden around the house
- 2 Seperate paddocks

Services

- Mains electricity
- Private well
- Septic Tank

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From Wexford Town proceed out the Newtown Road passing the Maldron Hotel on the left, take the second exit off the roundabout onto the N25. Continue for c. 9 km and turn left onto the L3011 signposted for Old Boley. The property is c. 1.5 km down this road on the left-hand side. Cottage is positioned gable to the road and site is overgrown. For Sale Sign.

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141