

Ref: 8387

GILBERTSTOWN HOUSE, GILBERTSTOWN, RATHOE, CO. CARLOW, R93 CX37



BER B3

QUINN PROPERTY

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Compact C. 25 Acre Residential Holding With Extensive Range of Sheds And Outbuildings For Online Auction On 24th October At 12 Noon

LOCATION:

Subject holding enjoys an excellent location 3km off the n30, Enniscorthy/Carlow road at the fighting cocks, 3.5km from Rathoe village, 8.5km from Tullow and 12.5km south of Carlow town. The charming village of Rathoe is nestled between Tullow and Ballon offering local amenities to include shops, post office, primary school and community centre. A wider range of amenities can be accessed from Carlow town to include, pre, primary and secondary schools, restaurants, shops, sporting clubs and facilities and a daily commuter servicing Dublin is available

The property is located at the end of a private laneway and benefits from a fine two storey traditional farmhouse, farmyard and outbuildings.

FARMHOUSE ACCOMMODATION:

Front Porch:	2.8m x 2.1m	Linoleum flooring
Inner Hall:	2.3m x 2.3m	Carpet flooring, coving
Sitting Room:	4.8m x 2.4m	Carpet flooring, bay window, open fire
Living Room:	4.8m x 4.2m	Carpet flooring open fire, coving, bay window



Kitchen/Dining Room:	5.0m x 4.5m	Fitted kitchen, waist and eye level units, dishwasher, fridge freezer, gas cooker, Aga, tiled splashback
Utility:	3.7m x 3.0m	Linoleum flooring
Shower Room:	4.5m x 2.5m	Shower, W.C., W.H.B.
Inner Hall:	5.2m x 2.5m	Carpet flooring, stairs to first floor
Office:	4.2m x 2.4m	Linoleum flooring
First floor:		
Landing:	2.6m x 1.8m	Carpet flooring
Bedroom 4:	2.6m x 1.8m	Carpet flooring
Bathroom:	2.4m x 1.5m	Linoleum flooring, bath, W.H.B.
W.C.:	1.6m x 1.0m	Linoleum flooring, W.C.
Bedroom 1:	5.0m x 4.8m	Carpet flooring
Bedroom 2:	5.0m x 4.2m	Carpet flooring, open fire
Bedroom 5:	2.4m x 2.4m	Carpet flooring
Bedroom 3:	5.0m x 4.2m	Carpet flooring, open fire



SERVICES & FEATURES

Private Well

Septic Tank

Electricity

Natural Course Water Through Land

BER DETAILS

B3

110241765

149.65 kWh/m²/yr

The lands are laid out in a number of suitable divisions surrounding the yard, are currently in grass and generally of good quality. The lands come with the benefit of a natural watercourse running along the western boundary.

OUTBUILDINGS

8 Bay Round Roof Shed, concrete floor and silage walls with 30ft lean to

Enclosed 5 bay "A" Roof Shed including 5 bay slatted and 75ft x 30ft a 5 bay concrete floor with sliding door at both ends

Livestock sorting pen

Open silage pit 80ft x 60ft

Enclosed 4 Bay "A" roof shed, slatted and concrete, sliding 60ft x 30ft doors at both ends

Cattle crush

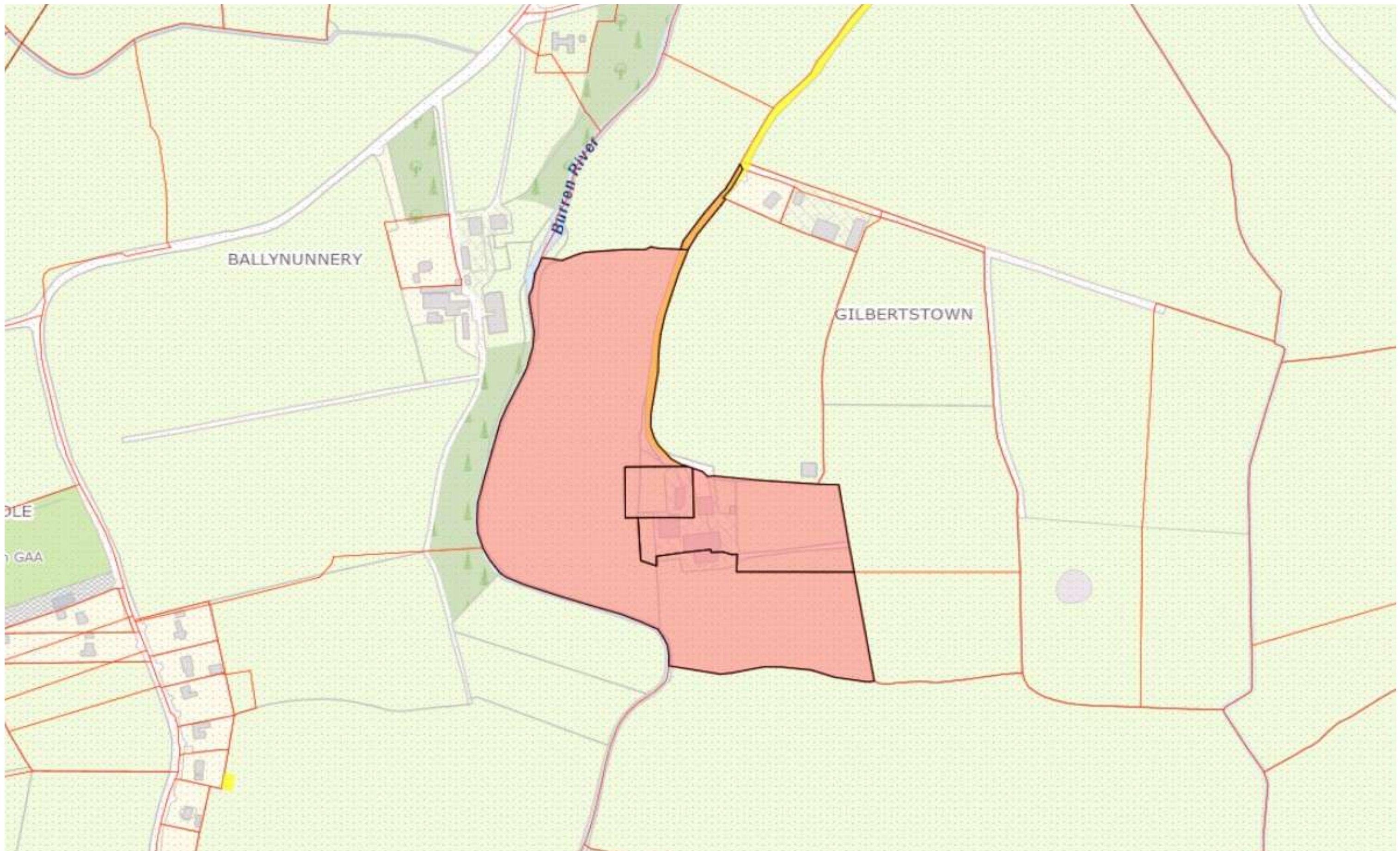
5 Bay Round roof shed

2 x 4 bay round roof sheds





IDEAL FOR LIVESTOCK OR EQUESTRIAN FACILITIES



**LEGAL: KIRSTY KAVANAGH, KAVANAGH & CO., MARKET SQUARE, TULLOWPHELM, TULLOW, CO. CARLOW
TEL. NO. 059 91 52602**



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www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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26 Main Street, Gorey, Co. Wexford Y25DP60

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