

# [Pludboher, Tomhaggard, Co. Wexford.](#)

## **Olde Worlde Style Residence on c. 10.5 Acres**

*By Private Treaty*

- Countryside residence enjoying an **absolutely fabulous location only a couple of minutes from "The White Hole" which is beachside** and an extensive wildfowl conservatory area. Also short distance from many restaurants in Kilmore Quay, sandy beaches, daily trips to the Saltee Islands, Ballyhealy Beach, etc.
- This is a highly sought after area on the southeast coastline both residential and holiday. It is just a few minutes from Wexford Equestrian and is in the centre of a very popular hunting area also fishing, swimming, etc.
- Local shops, schools and churches are close by at Kilmore and Bridgetown villages inc. 3<sup>rd</sup>
- 1 hour approx. from Waterford city and airport, 2 hours from Dublin city and airport and 25 minutes driving distance from the ferries at Rosslare Harbour.
- It is **presented on C. 10.5 acres** which are laid out in fields around the house. It is approached by a short driveway with gardens and parking surrounding the house. It enjoys double access, very good road frontage, mature trees and stone buildings.
- Accommodation is bright, spacious and well laid out.

GREAT POTENTIAL

MUST BE VIEWED

Accommodation comprises:

ROOM	SIZE	FEATURES
Entrance Porch	10' 4" x 8' 4"	
Kitchen/diner	26' 3" x 15' 2"	Kitchen units, stainless steel sink unit.
Utility Room		
WC & WHB		
Sittingroom	19' 6" x 12' 2"	
Upstairs		
Bedroom No. 1	13' 10" x 12' 5"	
Bedroom No. 2	12' 8" x 13' 7"	
Bathroom	11' 9" x 7' 2"	WC & WHB
Bedroom No. 3	10' 3" x 9' 9"	
Bedroom No. 4	13' 9" x 9'	

**OUTSIDE:** Mature trees, spacious grounds, stone buildings, good parking, etc.

**SERVICES:** ESB, mains water, septic tank, oil fired central heating.

**B.E.R. tbc**

**VIEWING:** Strictly by appointment with the sole agent.

**APPLY:** Keane Auctioneers (053) 9123072

**DIRECTIONS:** From Wexford take the Rosslare road, take a turn right for Kilmore. At Greenacres

Pub turn left. At first crossroads turn right for Tomhaggard. Go straight through Tomhaggard village and after approx.  $\frac{3}{4}$  mile turn left at the sign for fishing and this property is the first entrance on the right.

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## **C. 5 Acre Compact Holding at Sanctuary, Killinick, Co. Wexford.**

This compact holding enjoys a great location at Killinick village, walking distance from local shop, church, restaurants etc.

Short distance from Wexford town, Rosslare Strand and the ferries at Rosslare Europort.

Idyllic private location, is currently down to pasture, well fenced and presented in good heart.

Easily accessible & very well laid out.

Perfect for anybody who requires a small holding be it agricultural, equestrian etc.

**VIEWING HIGHLY RECOMMENDED.**

**GOOD OPPORTUNITY TO ACQUIRE A VERY WELL LOCATED HOLDING.**

**Services:** Mains Water & ESB on road.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford drive out the Rosslare road, take a right turn just before the Amber service station

signposted for Killinick, take a right at the Merry Elf and continue on this road taking the 1st laneway on the left

and this holding is a short distance down on the left .

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## **C. 7.9 Acre Holding at Redshire Road, Murrintown, Co. Wexford**

An excellent opportunity to acquire a parcel of land extending to approx. **7.9 acres**, just off the

Redshire Road in Murrintown, in a much sought after residential area.

Comprising of 2 fields, both with excellent road frontage, gives any potential purchaser many prospects.

Just minutes from nearby Murrintown village, while Wexford town is just 5 minutes away.

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford town proceed out the Duncannon Line and turn left onto the Redshire Road (signposted Murrintown). Drive along this road, taking the first road to the right and keep left at the fork in the road. The fields are on the left and right hand side just after the 3<sup>rd</sup> house on the left.

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## **C. 65.5 Acre Non Residential Holding at Ambrosetown, Duncormick, Co. Wexford.**

**FOR SALE BY PUBLIC AUCTION FRIDAY, 15TH SEPTEMBER AT 3PM IN THE TALBOT HOTEL, WEXFORD.**

**(By directions of the owner)**

**IN ONE OR MORE LOTS**

Lot 1 C. 17.8 acres

Lot 2 C. 41 acres

Lot 3 C. 6.709 acres

Top class lands, multi-purpose soil type suitable for many types of agricultural use.

The lands are very well laid out, clearly defined by their own boundaries and presented in very good heart.

Great location, short distance off the R733, 20 minutes from Wexford town, 5 minutes from Duncormick village and

10 minutes from Wellingtonbridge.

Excellent road frontage, easy access, lands on both sides of the road.

**GREAT OPPORTUNITY TO ACQUIRE A TOP CLASS HOLDING.**

**SERVICES :** ESB and mains water adjacent.

**LEGAL:** Beauchamps Solicitors, Riverside 2, 43-49 Sir John Rogerson's Quay, Dublin 2. FAO Mr.

Owen Burke.

**VIEWING** : Strictly by appointment with the sole selling agent.

**APPLY** : Keane Auctioneers (053) 9123072

**DIRECTIONS** : From Wexford drive out the Duncannon Line, pass New Line Oil, Geelans Shop and The Coach Inn.

Continue for approximately 1 mile and turn left at Racks Cross. The lands are located 1 mile approximately down this road with for sale signs.

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## **C. 27 Acre Non-Residential Farm Holding at Knocktown, Duncormick, Co. Wexford.**

- A very nice compact non-residential holding with outbuildings
- Only minutes from Duncormick, Rathangan & Bridgetown villages.
- It is presented in excellent heart, is well fenced and is clearly defined.
  - Very good road frontage and easy access.
- Separate driveway to yard and the entire farm is very well laid out  
In One or Two Lots.

**Reserve Price: POA**

**Directions:** From Wexford drive towards Murrintown - drive through Murrintown village and on entering Baldwinstown take a right, drive to Rathangan crossroads and take a right. Drive through Rathangan village, take a right at Rathangan Hall, drive over the railway bridge and this holding is a short distance from here on the right & left.

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## **C. 68.41 Acre Non-Residential Holding at Poulrankin, Tagoat, Co. Wexford.**

\* This holding enjoys an excellent and very accessible location only 20 minutes approximately south of Wexford town and very close to Rosslare Strand and Rosslare Harbour.

\* Located a short distance outside Rosslare Strand village.

\* Clearly defined by its own boundaries, very nicely laid out, well fenced and presented in good heart.

\* This farm is ideal for grass or cereal production having a multi-purpose soil.

**VIEWING HIGHLY RECOMMENDED**

**GOOD OPPORTUNITY TO ACQUIRE A VERY WELL PLACED HOLDING**

**Services:** Water on the lands.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford take the Rosslare road. At Ashfield roundabout take exit for Rosslare Strand.

Take 1st road to the left and it is a short distance on the left.

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