

## *Cúl Rua, An Sean Phobal, Dún Garbhán, Co. Phort Láirge*

**Unique Traditional Residence on c. 6.5 acres.**

**Located in the heart of An Sean Phobal (Old Parish) in Gaeltacht na nDéise.**

Situated off the N25, approximately 10 mins from *Dungarvan*, this traditional property with old stone outbuildings will provide a residence of character with the potential to develop existing stone outbuildings.



**VIEWING STRICTLY BY APPOINTMENT WITH THE AUCTIONEERS.**

*This property will be of interest to persons seeking a residence with space for outdoor pursuits in a quiet, peaceful location within easy reach of Dungarvan, Youghal and the N25.*

**Guide Price: €275,000.00**



These particulars are issued by Harty & Co. on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but Harty & Co. do not hold themselves responsible for any inaccuracy in the terms and particulars of the properties referred to or for any expense that may be incurred in visiting the property should it be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are requested to report their opinion after inspecting. If the above is unsuitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. The contents of this brochure / form shall not be deemed to form the basis to any contract.



**Accommodation:**

**Kitchen / Dining**

**4.7m x 4.14m (15'5 x 13'7)**

*Tirolia* Range Cooker, Electric cooker, Plumbed for washing machine. Built in Units.



**Living Room**

**3.99m x 4.11m (13'1 x 13'6)**

Spacious living area – dual aspect. Wood burning stove, TV point. Stairs to loft room and mezzanine.



**Bedroom 1**

**3.78m x 3.91m (12'5 x 12'10)**

Double room. Dual aspect. Rad.

**Bedroom 2**

**3.78m x 4.32m (12'5 x 14'2)**

Double room. Dual aspect. Rad. Built in robes.



**Bathroom**

**2.77m x 1.91m (9'1 x 6'3)**

Tiled. WHB, WC. Wetroom shower.

*Upstairs*

Stairs to mezzanine area.

**Storage room**

**3.78m x 3.91m (12'5 x 12'10)**

Also suitable as home office / bedroom.





## Outside

- Number of useful old stone out-buildings (suitable for conversion)
- Mature garden to rear of property
- Enclosed garden / paddock
- Land – c. 5.5 acres grassland (currently the subject of a Lease)



## Services

- Septic tank drainage
- Private Water supply
- Oil fired central heating.



*This unique property with out-offices and substantial garden to rear will appeal to clients looking for a residence with character and potential to create a home in a rural location approximately 15 minutes from Dungarvan and 20 minutes from Youghal.*

Situated in a peaceful scenic location in the heart of the *Waterford Gaeltacht (Gaeltacht na nDéise)* an area renowned for its *heritage, music and tradition*. This property offers the opportunity to develop a family home in a quiet rural area.

*Scoil Bhaile Mhic Airt (National School)* is close by with secondary school in An Rinn and schools also available in the busy coastal town of *Dungarvan*. *Dungarvan* is well serviced with many restaurants and numerous high street stores in the town centre and in the *Dungarvan Shopping Centre* and access to the *Waterford Greenway*.

*There are many beaches within close driving distance at Baile na nGall, Ardmore, Youghal and Clonea.*

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