**Bernadette Denby Auctioneer Valuer & Estate Agent**
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# Cottage on c.3.06 acres, Grayrobin, Tomhaggard

## Starting Bid: €200,000.00

For sale by Bernadette Denby Auctioneer Valuer & Estate Agent via the iamsold Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A superb opportunity to acquire a cottage on circa 3.06 acres in the village of Tomhaggard,

The property requires complete renovation, upgrading and modernisation and the land to the rear offers great potential as land for horses or for further development subject to planning permission.

Internally the property is dated and has never been modernised apart from electricity and water. There is an agricultural entrance to the side of the property which leads to the rear of the property with large rear garden and access gate large open field.

Located directly across from what was originally a local national school the nearest Primary School can be found in Kilmore Village approximately 5 kms away and both Primary & Secondary Schools can be found in Bridgetown 5kms. Tomhaggard is a quiet, traditional

rural village that focuses on active community
life and rich heritagewith a community social centre, womens shed, Equestrian Centre and easy driving distance of Kilmore village and quay, and 12.5kms from Wexford town.

Accommodation:-

Hall
3.12m (10'3") x 1.62m (5'4") Entrance hall with doors to:-

Parlour
3.35m (11'0") x 2.94m (9'8") To the right of entrance hall with open fireplace and door to:-

Bedroom 1
3.35m (11'0") x 2.35m (7'9") With window to front of the property

Sitting Room
3.42m (11'3") x 3.14m (10'4") With Stanley stove, hot press and door to:-

Back Hall
2.15m (7'1") x 0.93m (3'1") With doors to:-

Bathroom
2.19m (7'2") x 1.78m (5'10") With bath, whb & w.c,

Kitchen / Dining
3.79m (12'5") x 2.84m (9'4") With waist level unit with stainless steel sink doors to rear garden and Bedroom 2

Bedroom 2
3.66m (12'0") x 2.78m (9'1") To rear of the property

Services
Mains water & electricity, septic tank.

Features
• Cottage in need of complete renovation and upgrading
• Set on circa 3.06 acres
• Excellent location in Tomhaggard village
• Superb development potential subject to planning

BER No: 119865483
BER:G
Floor area: 60 m.2

Services: Mains esb, water, septic tank.

Viewings:
Viewing of the house and land is strictly by appointment

To view or make a bid contact Bernadette Denby Auctioneer Valuer & Estate Agent or iamsold, www.iamsold.ie

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.