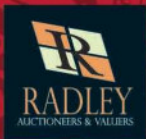


CROBALLY

OLD PARISH, DUNGARVAN, CO. WATERFORD



Beautiful Stone Residence covering 5,500 sq.ft. is nestled in 46 Acres of Prime Agricultural Land in Crobally, Old Parish



SELLING AGENT
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DISTANCE FROM CROBALLY
12 mins to Dungarvan • 12 mins to Ardmore
30 mins to Clonmel • 45 mins to Waterford • 55 mins to Cork



room dimensions:

Ground Floor

Entrance Hall:	15.9ft Width x 29.7ft Length
Kitchen/Dining Area:	14ft width x 29.7ft length
Utility:	10.5ft width x 10ft length
Conservatory:	13.5ft width x 23.6ft length
Main Living Room:	18.11ft width x 31.8ft length
Bedroom 1:	14.4ft width x 11.7ft length
Bathroom:	7.11ft width x 6.10ft length

First Floor

Landing:	9.7ft width x 36ft length
Master Bedroom:	14ft width x 28ft length
Walk in Wardrobe:	6.1ft width x 8.5ft length
Ensuite:	9.5ft width x 8.2ft length
Bedroom 3:	14.3ft width x 13.7ft length
Walk in wardrobe:	5.4ft width x 7.7ft length
Bedroom 4:	12.7ft width x 18.5ft length
Bedroom 5:	12.5ft width x 18.5ft length
Main Bathroom:	8.3ft width x 14.4ft length

features:

- Solid floors throughout.
- Christoff Kitchen with Scandinavian wood. Integrated dishwasher, bin area, American style fridge/freezer. Stoves gas/electric cooker.
- Garage 1000 sq.ft. with electricity, washing machine, dryer, boiler and open fireplace. Automatic doors 16ft wide.
- Machinery Workshop 30x30.
- 4 Span shed for hay or cattle.
- 5 span 20ft slated house with 40ft laydown behind ideal for suckler farming.
- Silage pit 40x100.
- Cattle yard 30x100.
- Cattle yard with crush 25x80.
- Tarmac and curbed entrance drive to house.
- Landscaped.
- Fenced around house.
- 2 x water wells (one for farm and one for house).
- Oil central heating.
- Pressurised heating.
- Septic tank.



Six miles west of the friendly town of Dún Garbhán (Dungarvan) and overlooking Dungarvan Harbour and Muggort's Bay lies the small coastal Gaeltacht area of Waterford. An Sean Phobal (Old Parish) is a quiet, undulating rural area between Ring and the lovely seaside village of Ardmore having some of the most beautiful, unspoilt beaches in the South East of Ireland. An Coingear In An Rinn, is perhaps the most famous. Other beaches in An Rinn include Baile na nGall and the Cove in Heilbhic, a lovely secluded, pebbled beach near Heilbhic Pier. More remote and secluded spots include Fall a Stactin, a quiet strip of strand, accessible over a cliff walk, which is also a very popular spot for on shore angling. Baile Mhic Airt Strand in An Sean Phobal is less widely known. Glenn Cairn/ Ballyquinn strand boasts miles of wide, sandy beaches.