



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

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Ballyduff House, Vale of Avoca, Woodenbridge, Co. Wicklow.



For Sale by Private Treaty

BER D2

Ballyduff House

Enviably positioned in a private secluded location, Ballyduff House is a unique property situated on an idyllic and elevated plot overlooking the hills and valley in the beautiful and scenic Vale of Avoca at Woodenbridge, Arklow.



Guide Price €395,000



BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow. Tel: 0404 29912 PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Ballyduff House, built circa 1923 oozes character and charm, was formerly a Guest House, and is set in tranquil wooded surroundings. It comprises 4 spacious bedrooms with Sitting Room, Dining Room, Study, Breakfast Room, Kitchen and Pantry and huge attic room.

Externally the property benefits from being situated on a 2.12 acre plot that also offers 4 stables, in need of some repair. They potentially could be converted to Studios or workshops. The property is within walking distance of the Woodenbridge Hotel (established 1608), which is the oldest hotel in Ireland, and the well-known Woodenbridge Golf Club. The property is overlooking 9 holes of the golf course.

This is an area of natural beauty, rich in history complimented by many outdoor leisure activities including the golf, like angling, shooting, local hunt, picturesque hill walking etc. It lies 8Kms from Arklow and the M11 and its mainline train to Dublin City and Rosslare, 3kms to Avoca with its woollen mills and Avoca shop & restaurant, 9Kms to Aughrim & Brook Lodge 5 star Hotel Spa and golf course, 13Kms to Rathdrum & Avondale House. Most rooms have high ceilings with picture rails and panelled interior doors and many other unique features. The property oozes character and old world charm. Surrounded by woodland and comprising woodland paths within the property.

Accommodation includes:
Downstairs

Entrance Hall: 4.68m x 4.32

Guest WC: 1.97m x 1.42m, WC & Whb.

Pantry: 2.60m x 1.47m, sink and shelving.

Sitting Room: 5.55m x 4.94m, with Bay window, stove with back boiler. Wood fire surround with overmantle.

Dining Room: 5.05m x 4.35m, patio door to garden, 4 panelled large picture windows, feature fireplace, timber floor, fireplace with wood surround

Study: 3.85m x 4.03m, timber floor, feature fireplace with wood surround and overmantle, book shelves.

Kitchen: 3.94m x 3.05m, tiled floor, off white units.



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Breakfast Room: 4.65m x 4.05m, built in floor to ceiling units, tiled floor, wood burning stove. Wood panelling for walls, hatch to study.

Upstairs – first level.

Landing: 4.64m x 2.74m with return 2.96m x 1.47m.

Bedroom1: 5.2m x 4.1m, bay window, timber floor.

En-suite: 3.82m x 1.24m.

Bedroom 2: 3.88m x 2.95m, timber floor.

En-suite: 3.97m x 1.27m, shower, wc, whb with fireplace.

Bedroom 3: 3.85m x 4.08m, timber floor, fireplace, whb and built in wardrobe.

Bedroom 4: 4.67m x 2.77m, timber floor.

En-suite: 2.48m x 1.39m, shower, wc, whb.

Bathroom: 1.55m x 1.49m, shower, wc, whb, tiled floor & hotpress.

Upstairs – second level

Attic: 8.73m x 4.40m, with windows at either end and arch in the middle.

Features:

Large secluded elevated site of 2.12 Acres.

Tree lined Driveway.

1920's built Former Guest House.

Close to M11.

Scenic Area.

Large bright rooms.

4 Stables in need of some repair.

Garage.

Dual fired central heating – Oil & solid fuel.

2280 Sq Ft house *(not including attic space)*

Services:

Water – Private Well

Sewerage – Septic Tank

Dual Fired Central Heating – Oil fired and Back Boiler.

Directions:

From Arklow: At the roundabout at the top of the town take the R747 towards Woodenbridge, travel



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for 6.7km, keep right at Woodenbridge and go towards Avoca for 0.6km, the entrance to the house is at the black gate on the left hand side.

From Avoca: From the centre of the village, cross the bridge towards Aughrim/Avoca. At end of the bridge turn left towards Woodenbridge/Aughrim, travel for 2.9kms, the property is through the black gate on the right hand side.

We highly recommend viewing of this property strictly By Appointment Only.



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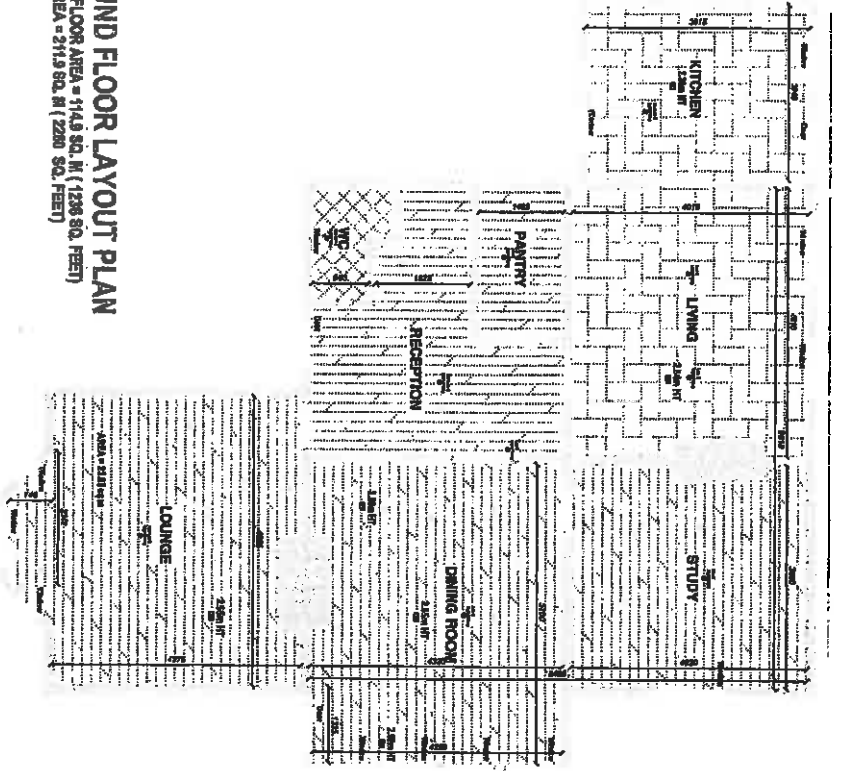
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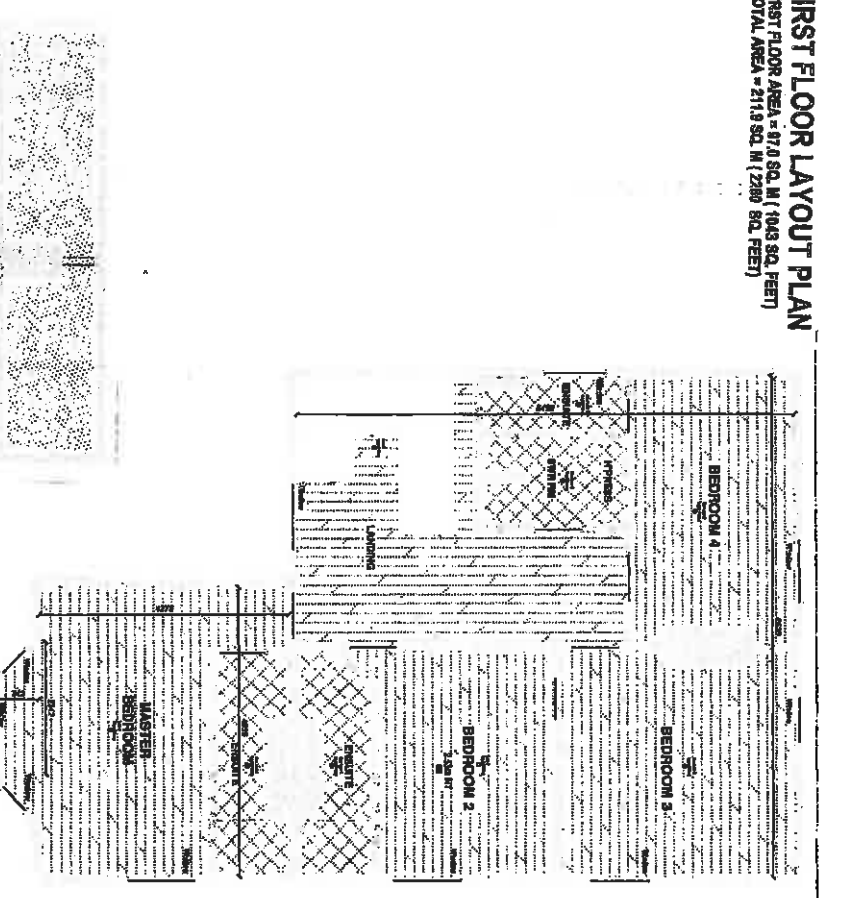
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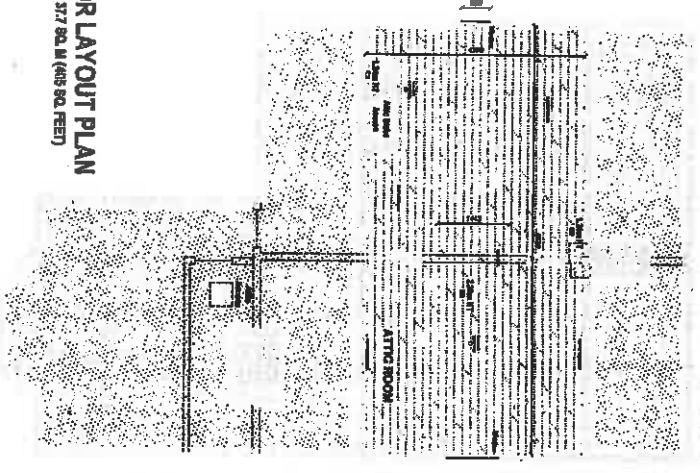
GROUND FLOOR LAYOUT PLAN
 GROUND FLOOR AREA = 114.8 SQ. M (1236 SQ. FEET)
 TOTAL AREA = 211.9 SQ. M (2280 SQ. FEET)



FIRST FLOOR LAYOUT PLAN
 FIRST FLOOR AREA = 87.0 SQ. M (933 SQ. FEET)
 TOTAL AREA = 211.9 SQ. M (2280 SQ. FEET)



ATTIC FLOOR LAYOUT PLAN
 ATTIC FLOOR AREA = 37.7 SQ. M (405 SQ. FEET)



Land Registry Compliant Map

" B "



National Mapping Agency

CENTRE COORDINATES
TM 71698.977691

PUBLISHER: CROSSER NO.
2209/2016 2009/2016_1

MAP SERIES: 12AP SERIES:
12,000 4969-B

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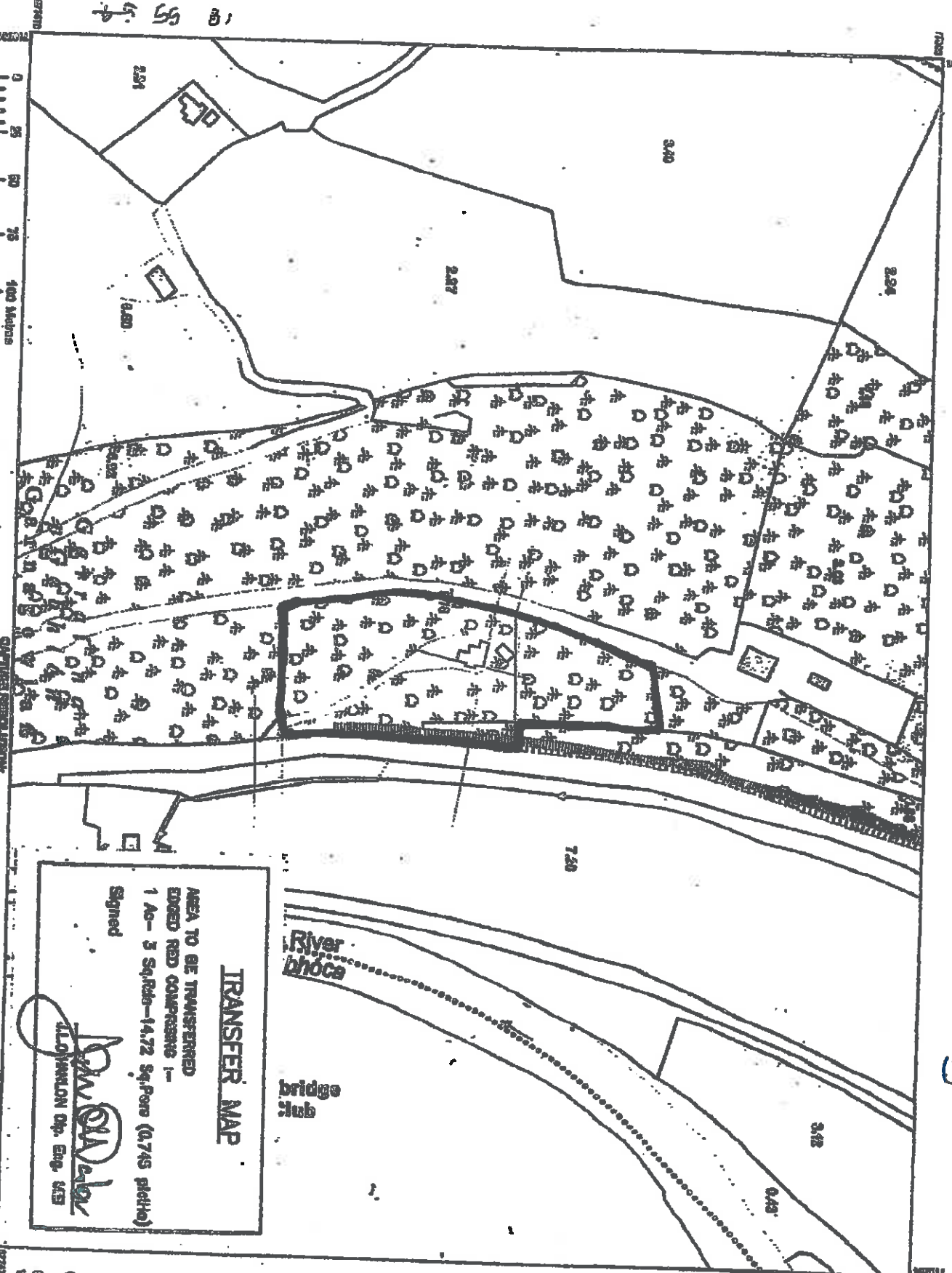
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TRANSFER MAP
AREA TO BE TRANSFERRED
EDGED RED COMPASSES 1-
1 A- 3 Sq.Rods-14.72 Sq.Feet (0.745 plots)
Signed
David O'Leary
ALLOTTMENT DEP. EMP. 4/13



OUTPUT SCALE: 1:2,000

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