



**O'Neill &  
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

**ALL CORRESPONDENCE TO:**

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Co. Wicklow.

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WEB: [www.oneillflanagan.com](http://www.oneillflanagan.com)

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# The Old Presbitery

## The Fairgreen, Rathdrum, Co. Wicklow



**For Sale by Private Treaty**

**BER D1**

**This large property in two adjoining sections offers a unique opportunity for investment. It is situated on extensive grounds close to the town centre of Rathdrum with all its amenities.**

**Guide Price € 750.000**

**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.

O'Neill & Flanagan is delighted to bring this large, 754 m<sup>2</sup> investment property to the market, a property that offers a unique opportunity for business endeavours.

Previously it was used as a hostel and was registered with Failte Ireland. The building comprises 15 Bedrooms, of which 7 are En-suite, has several communal rooms, two large Kitchens/Dining rooms and large Reception. The property consists of two adjoining sections with separate heating system. Piped natural gas is available at the entrance to the property.

The property has possibilities for multi uses. Possibilities are a small Hotel, a Hostel, B&B, Nursing Home, Educational Unit, Office Units, Refugee Centre etc.

The town enjoys an excellent tourism footfall being in the Garden of Ireland, well known for its natural beauty. Avondale house is only minutes away, also Glendalough and Glenmalur Valley. The Old Presbytery is located very close to the Town Centre, which offers many amenities including supermarket, bank, Post Office, churches, both national and secondary schools. There are a variety of sporting activities and facilities to suit all tastes. Rail provided by mainline train services; Bus Eireann also provides public transport service.

#### **Features:**

Double glazed PVC windows and doors

Lovely scenic views

Quiet setting

Large, 1.95 acre plot

Town centre property



#### **Outside:**

Good parking

Large area of garden

#### **Services:**

Mains Water and Sewerage

Oil Fired Central Heating

Electricity



**BER D1 800608655**

**Directions:** From Rathdrum town centre turn toward Greenane, at the top of the green turn right. As the green ends turn left and right again onto the laneway to the Old Presbytery.

**Viewing is highly recommended and by appointment only**

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