



BW/R741/PJC

FOR SALE BY PRIVATE TREATY

MONACAHEE, RAMSGRANGE, CO WEXFORD

**Derelict Farmhouse on 0.4 acres
Ready for Restoration!**



Guide Price: €150,000

This original farmhouse with extensions sits on approximately 0.4 acres of mature grounds. It needs complete restoration but offers potential for renovation to suit the buyer's needs. It features original stone construction and is serviced by ESB (currently disconnected), an old septic system, and mains water. Well located – about 5 minutes from Ramsgrange village, with amenities such as a church, schools, supermarket, post office, and pub. It is also a convenient commute to New Ross and Waterford City (via Passage East ferry or the New Ross bypass) and with Duncannon Beach and Hook Peninsula attractions nearby.

The property may be eligible for the Vacant and Derelict Property Refurbishment Grant and the (SEAI) Better Energy Home Scheme Grant.

BER EXEMPT

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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