

Nicholas  
**DWANE**  
Auctioneer & Valuer

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Nicholas Dwane Auctioneer & Valuer, Bawnabraher, The Burgery, Dungarvan Co Waterford, Ireland  
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## ND122, 120.00 ACRE FARM AT COOLROE MOTHELL CARRICK ON SUIR CO WATERFORD



### PROPERTY INFORMATION:

Category : Land & Sites  
Type : Sold

### DESCRIPTION:

One of the finest residential farms to come on the market in county Waterford in years  
EIRCODE E32N282 C.120 Acre Non Residential Holding. For Sale by Private Treaty (In One or Two Lots) DESCRIPTION  
LAND This holding is one of the finest farms to come on the market in county Waterford in years. The land is laid out in 10 fields all well fenced and maintained. In keeping with modern farming practice there is no waste. The land is in excellent heart as it has never been leased or rented and the vendor continues to work the entire holding. Although a beef rearing and fattening farm, it is is laid out perfectly to be transformed back to its original use as a dairy farm with central roadway requiring only a modern milking parlour to complete its transformation. The farmyard has a number of sheds and cubicle houses a mixture of slatted and straw bedded sheds. The silage pits are in place with a large slurry storage unit adjacent to the yard. There is 1 km of road frontage. The property is close to all amenities including local golf club, GAA grounds and is only five minutes from primary school. The farm is centrally located being a short commute from Carrick on Suir (10 mins) Dungarvan (25mins) Kilmacthomas (15 mins) Clonmel (25 mins) Waterford City (40mins) Cork city (80mins) Legal: Mr Micheal J N Quirke & Co solicitors Carrick on Suir Co Tipperary

AREA (SIZE)

Acres c. : 157.80

Floor Area : 3000 Square feet

BASE INFORMATION:

Bed : 5