



GARRANFORT

GARRANFORT, GRANGE, ARDMORE, CO. WATERFORD.

Residential Farm

Five Bed Home 3089.24 sq.f (287sq.m) on Circa 107.586 Acres (43.538 Hectares)



Brian Gleeson
Property

FOR SALE BY PRIVATE TREATY

An Outstanding Residential Farm

Garranfort, Grange, Ardmore, County Waterford. P36 PV27



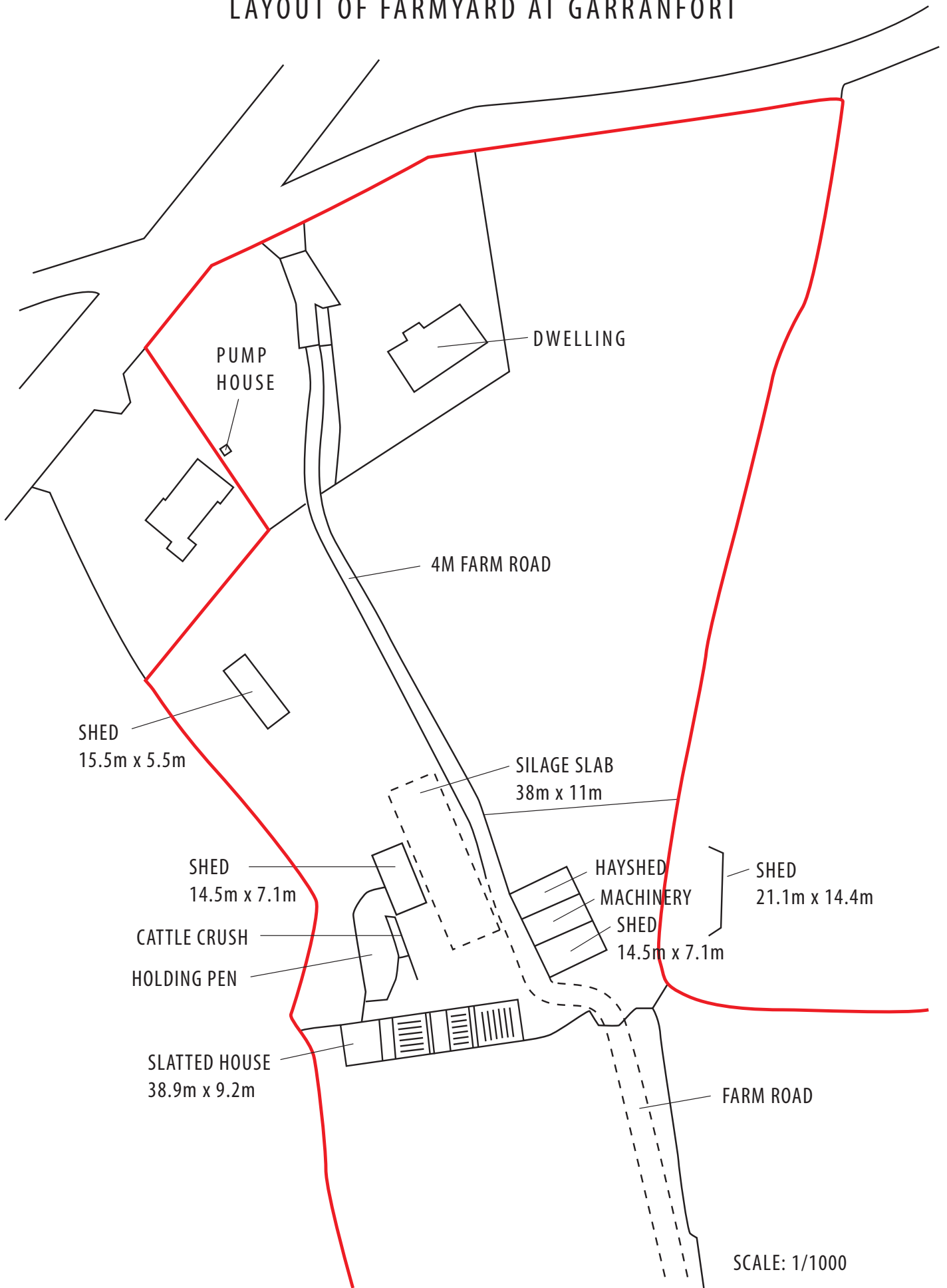
Located just off the N25 between Dungarvan and Youghal this farmland is currently in grass and offers the discerning buyer a rare opportunity to purchase an excellent and well presented residential farm with a selection of sheds and slatted house. This farm is in the parish of Ardmore in West Waterford; farms of this quality and location very seldom come to market and, hence, offers clients an opportunity to establish a vibrant and successful agricultural enterprise. It also has the potential to develop a top class nursery for thoroughbred horses. Laid out in permanent pasture with easily worked fields and central roadway, this farm will have you immediately thinking of its potential and possibilities.

The residence is presented in immaculate condition with 5 bedrooms and extensive living space. Book your private viewing to inspect this residence and walk this quality farm.

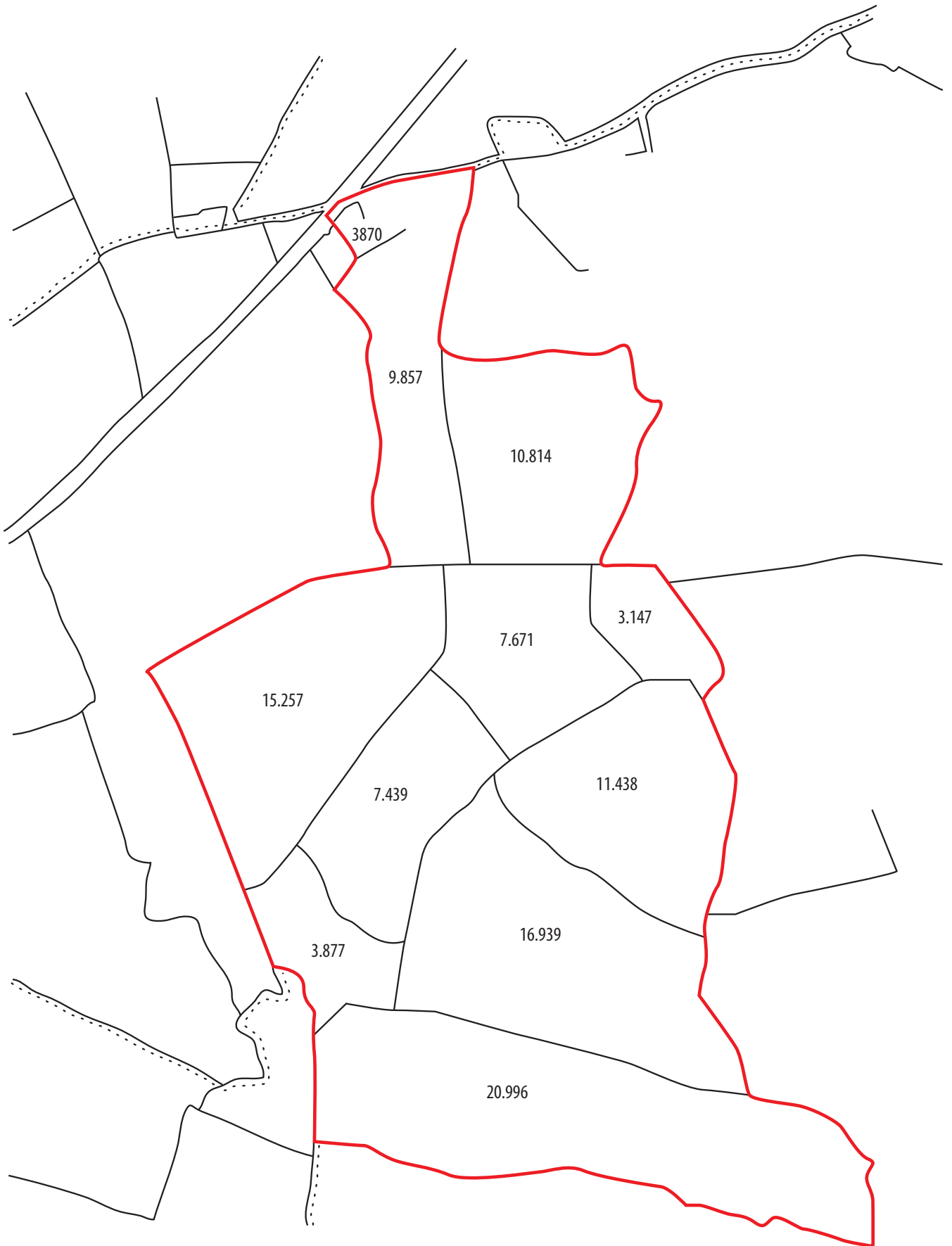
Visit www.gleesonproperty.com to view the slideshow.



LAYOUT OF FARMYARD AT GARRANFORT

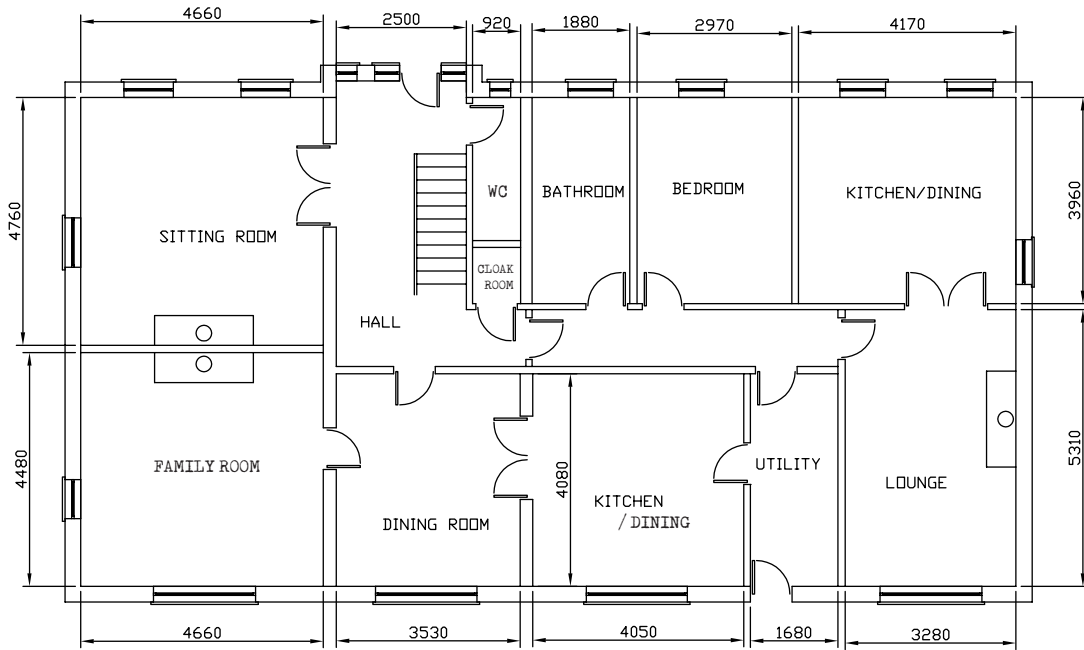


FIELD AREAS IN ACRES



SCALE: 1/5000

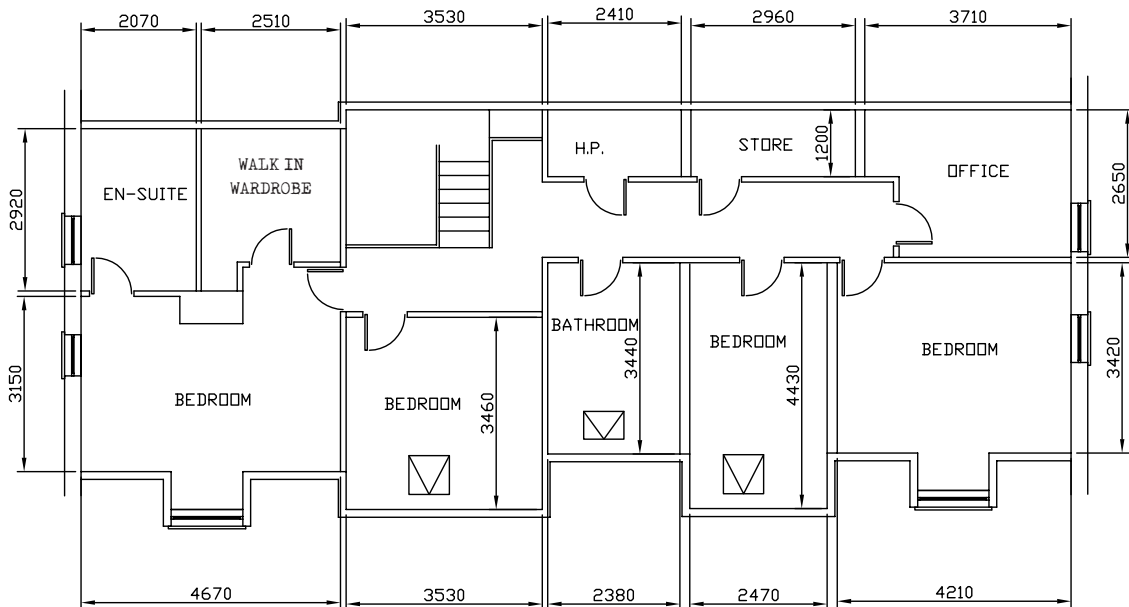




Ground Floor Total Approximate Area - 169 sq.m

Not to Scale

Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such.



First Floor Total Approximate Area - 118 sq.m

Not to Scale

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Distance from Garranfort to:

Ardmore - 5.3 km	Youghal - 11.3 km
Dungarvan - 19.1 km	Clonmel - 58 km
Cork - 56.6 km	Cork Airport - 62.2km
Waterford - 64.7 km	



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