



Ballyduff Cottage: Uninhabitable at present, this hasn't stopped southsiders queuing up to take a look at this idyllic corner of Wicklow which is within easy reach of Dublin

A knockdown bargain at €700,000

IT HAS a rusty tin roof, crumbling walls and has been empty for at least two years.

And even the selling agents admit that there is no way someone could live in it at the moment. But remarkably, Ballyduff Cottage, set in around three-quarters of an acre in the Wicklow countryside, is on the market for a whopping €700,000.

And located 3km from the bustling village of Ashford, you might expect the property

By **Kate Chambré**

to appeal more to a farmer due to its grazing rights for 25 sheep. Not so.

This week, agents have been inundated by calls from city slickers dying to snap up a country pad within commuting distance of Dublin.

Brian Clarke, of Clarke Auctioneers, said that the interest lies in the site, which is

elevated with sea views and has planning permission - a rarity in the area.

Mr Clarke said: 'It's a three-room cottage with adjoining outbuildings and is in need of substantial renovation - and when we say that we really mean it.'

But he added: 'The property is pre '63 which helps in relationship to planning. As most people are aware, it is notoriously difficult to get planning permission in this

location from Wicklow County Council.'

In November last year a derelict shed, with a rotting corrugated iron roof went on sale for a whopping €375,000.

The abandoned, semi-detached building housed one bedroom and a bathroom, and is fit only for the wrecking ball. The 165 sq metre site was not huge, but the agents said its location near the heart of the village guaranteed its value.



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