

Ref: P4956

55 CARRIGBAWN, BUNCLODY, CO. WEXFORD Y21WD52



BER **C3**

QUINN PROPERTY

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A WELL PRESENTED 3 - 4 BEDROOM SEMI-DETACHED RESIDENCE

For Sale By Private Treaty



LOCATION:

Carrigbawn is located ½km from Bunclody's Main Street along the Killealy road (R746). Bunclody is a fine market town in a scenic area at the foot of the Blackstairs Mountains with an array of amenities.

DESCRIPTION:

The property was constructed in 1975 and is presented in excellent condition throughout. To the front of the property is a well maintained lawn area with a tarmac yard with garage and two fuel sheds to the rear.

Accommodation comprises of:



Entrance Hall: 4.8m x 1.8m Stairs to first floor, under stairs storage

W.C. W.c., w.h.b.

Sitting Room: 4.0m x 3.5m Carpet, open fire, coving

Bedroom 4/Office: 2.5m x 2.5m Laminate floor

Kitchen/Dining Area: 4.2m x 3.3m Fitted units, Rayburn cooker, tiled floor, dishwasher, washing machine, fridge

First Floor: Landing with hot press

Bedroom 1: 4.8m x 3.0m Laminate floor, fitted wardrobe

Bedroom 2: 3.7m x 3.0m Laminate floor

Bedroom 3: 3.7m x 3.5m Laminated floor

Shower Room: 2.0m x 2.0m Fully tiled, w.c., w.h.b., shower





OUTSIDE:

Outbuilding include a garage 5.5m x 3.0, Store 2.0m x 1.7m and a second store 2.0m x 1.7m



SERVICES AND FEATURES:

Duel Central Heating - Solid Fuel and Oil Fired
All Mains Services Present
Property Extends To: 101.95m²
Built: 1975



BER DETAILS:

BER: C3
BER No. 114415102
Energy Performance Indicator: 207.51kWh/m²/yr



Ideal Starter Family Home and Viewing Is By Appointment Only

A.M.V. €120,000

QUINN PROPERTY

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DIRECTIONS:

From Bunclody's main street take the Kildealy road (R746). Take a right into Carrigbawn development and the property is straight ahead with **QUINN** PROPERTY sale board.

The above particulars are issued by **QUINN** PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN** PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

