

Ref: P4954



NO. 52 CLUAIN CAISLEÁN, CASTLELANDS, FERNS, CO WEXFORD Y21 NT28

BER C3

QUINN PROPERTY

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WELL PRESENTED 3 BEDROOM END OF TERRACE FAMILY HOME ON CORNER SITE

For Sale By Private Treaty



LOCATION:

This bright and spacious family home is located in an attractive and popular residential development in Ferns Village, within walking distance of all its amenities. It is 18 km from Gorey, 8km from Enniscorthy and 4 km from the motorway and the Clough roundabout. Ferns is a good sized village with a selection of services including a primary school, pub, church, service station, GAA facilities, restaurants, hair salon, pharmacy and much more. An easy commute located just off the motorway, this property will suit many.



DESCRIPTION:

Constructed in 2009, No 52 extends to 85m² and is presented in excellent condition throughout. It enjoys a large corner site with parking and lawn area to the front and side entrance leading to the rear where there is a good sized, well manicured garden with paving slabs, pebbled area and garden shed. Accommodation comprises of:



Entrance Hall:	1.4m x 1.3m	Tiled floor, stairwell to first floor
Sitting Room:	5m x 4.4m	Solid fuel stove, bay window, laminate floor, double doors to kitchen/diner
Kitchen/Diner:	5.4m x 4m	Fitted kitchen, electric cooker, tiled floor, fridge freezer, dishwasher, plumbed for washing machine, tiled splashback, double doors to rear garden
W.C.	1.7m x 1m	W.c., w.h.b., tiled floor



Landing:		Hot press, carpet
Bedroom 1:	4m x 3.1m	Fitted wardrobe, laminate floor
Ensuite:	3m x 1m	Shower, w.c., w.h.b. tiled
Bedroom 2:	3.3m x 2.9m	Laminate floor, fitted wardrobe
Bedroom 3:	2.9m x 2.5m	Laminate floor
Bathroom:	2.2m x 1.8m	Fully tiled, bath, w.c., w.h.b.



SERVICES AND FEATURES:
Oil Fired Central Heating
Mains Water
Mains Sewage
Property Extends To: 85m²
Built: 2009
Superb Village Location



BER DETAILS:
BER: C3
BER No. 106150121
Energy Performance Indicator: 216.27 kWh/m²/yr

This Is The Perfect Opportunity For A Beginner Family To Acquire A Lovely House In A Village Location.

Viewing Is By Appointment Only

A.M.V. €200,000



DIRECTIONS:

From Gorey proceed through Ferns, continue out the Enniscorthy road. 'Cluain Caisleán' is located on the left hand side with No. 52 having a **QUINN PROPERTY** signboard.

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