



Ref: P5239

OULARTARD, FERNS, CO WEXFORD Y21 P265

BER C2

QUINN PROPERTY
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WELL LOCATED 4 BED BUNGALOW WITH 1 BED SELF CONTAINED APARTMENT FOR SALE BY PRIVATE TREATY



LOCATION: Located in a picturesque rural setting, enjoying excellent views of the Blackstairs Mountains and the surrounding countryside yet only five minutes drive off the M11 at Ferns, 2.5km from Monageer Village, 8m from Enniscorthy, 22km from Gorey, 29 km from Wexford and a comfortable 90 minute commute to Dublin. Monageer Village offers all the necessary family amenities, i.e. primary school, GAA grounds, shop, church, pub and is a 10 minute drive from Enniscorthy town.

DESCRIPTION:

The residence which was constructed in 1989, stands at 158.92m² and is presented in good condition throughout. It is set back from the public road and has the benefit of a 1 bed self contained apartment comprising of sitting room, kitchen, bedroom and bathroom offering various uses for prospective purchasers to include rental accommodation. The property is approached via a short tarmac driveway with lawn area to front & back. This house lends itself as a perfect opportunity for a family to enjoy country living, while having a multitude of amenities close by. Outside to the right of the premises a large spacious shed offering ample opportunity for business enterprise, storage or indeed various private uses.

Accommodation comprises of:

Entrance Hall:	2.35m x 2.7m	Tiled floor
Utility Room:	5.04m x 2.18m	Tiled floor, worktop, storage presses, radiator.
Sitting/Dining Room:	3.37m x 7.16m	Timber floor, radiator, solid fuel stove, marble and slate fire place
Kitchen:	2.87m x 3.09m	Tiled floor, worktop, kitchen units, NEF electric "slide & hide" oven with gas hob, extractor fan, tiled splashback.
Hall:	0.97m x 7.44m 1.08m x 3.1m	Timber floor, fitted storage units.
Bathroom:	2.93m x 1.67m	W.h.b., w.c., bath, tiled floor and wall, radiator.
Master Bedroom:	2.94m x 3.99m	Timber floor. radiator
Ensuite:	1.04m x 2.03m	Tiled floor & walls, w.h.b., w.c., electric shower.
Bedroom 2:	3.01m x 3.72m	Timber floor, plumbed for w.h.b., fitted wardrobe.
Bedroom 3:	2.4m x 2.98m	Timber floor, radiator, fitted wardrobe.
Bedroom 4:	2.65m x 2.96m	Timber floor, plumbed for w.h.b., fitted wardrobe.





1 Bed Self Contained Apartment:

Hall:	1.6m x 7.97m	Timer floor, radiator, fitted storage unit.
Bedroom:	3.6m x 3.47m	Carpet floor, radiator.
Ensuite:	3.52 x 1.89m	Linoleum flooring, bath/ electric shower, w.c., w.h.b.
Kitchen:	2.47m x 3.49m	Tiled floor, "pitch pine" kitchen units, radiator, electric oven and hob.
Sitting Room:	3.89m x 4.73m	Carpet, radiator, solid oak cupboards, fireplace.



SERVICES AND FEATURES:

Oil Fired Central Heating
Underfloor heating in hall
Private Well
Septic Tank
Broadband
Property Extends To: 158.92m²
Built: 1989
Apartment Extension: 1997

BER DETAILS:

BER: C2
BER No. 101813418
Energy Performance Indicator: 191.32kWh/m²/yr



1 Bed Self Contained Apartment:

Spacious Bungalow Offering Ample Opportunities - Viewing By Appointment Only

A.M.V. €300,000

QUINN PROPERTY

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DIRECTIONS: Follow Eircode Y21 P265

Large Block Built Shed	7.22m x 16.06m	Concrete Floor, sliding door
Stable (Incorp in shed)	3.99m x . 2.66m	Concrete Floor, sliding door

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

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

