

Ref: P5500

NO. 2 THE BROW, BALLYRANKIN, BUNCLODY, CO. WEXFORD Y21 AV80



BER C3

QUINN PROPERTY

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A MOST DESIRABLE, 2 STOREY, 4 BEDROOM COUNTRY RESIDENCE WITH GARAGE/STUDIO ON C. 1.2 ACRE MATURE SITE For Immediate Sale By Private Treaty



LOCATION:

'The Brow' enjoys an excellent country setting just 1km off the main Bunclody to Ferns road (the L2006), it is 5km from Bunclody, 5km from Ferns and the N11, 3km off the N80 at Clohamon and 1km from Kilrush with Church, traditional pub, GAA grounds and a primary school in nearby Ballyroe buck. Bunclody is a thriving town situated along the N80 in north Wexford close to the Co. Carlow border. It has a number of primary and secondary schools, a large number of supermarkets, shops, hotel and amenities. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area. The town services a large rural hinterland. It is c. 18 km north of Enniscorthy and 30 km south of Carlow town.

DESCRIPTION:

The residence forms part of an enclave of only three luxury detached country homes. Constructed in 2004, it is built and finished to a high standard. The house itself is well set back from the public road and is approached via a hardcore driveway which leads to a communal courtyard and parking area. Boasting stunning views and nestled in beautifully landscaped grounds, this fine property stands on a mature c. 1.2 acre site, it is divided into various sections with lawn area, paddock with stables, veggie patch, greenhouse and an orchard. Accommodation in brief comprises of entrance hall, sitting room, kitchen/diner, utility, w.c. and 2 bedrooms on the ground floor, with a further 2 bedrooms and 2 bathrooms on the first floor. There is a very large floored attic space and all of the accommodation is presented in excellent condition throughout.



Entrance Hall:	2.4m x 2.4m	Tiled floor
Inner Hall:	4.5m x 1.7m	Timber floor
Sitting Room:	4.7m x 4.5m	Timber floor, stove, coving
Kitchen/Diner:	7.5m x 4.5m	Tiled floor, fitted kitchen with waist and eye level units, larder unit, integrated fridge, dishwasher, electric oven, electric hob, extractor fan, tiled splashback
Utility Room:	3.5m x 1.6m	Tiled floor, fitted units, washing machine, hot press, back door to rear
Bedroom 1:	4.5m x 3.2m	Timber floor
Bedroom 2:	2.7m x 3.4m	Timber floor
W.C.:	2.5m x 1.5m	Fully tiled, w.c., w.h.b.



First Floor 4.8m x 1.0m Timber floor
 Landing:
 Bedroom 3: 4.5m x 4.0m Timber floor, Fitted wardrobes
 Bathroom: 1.8m x 3.4m Tully tiled, bath, w.c., w.h.b., shower
 Master Bedroom: 4.5m x 4.0m Fitted wardrobes
 Ensuite: 3.0m x 1.0m Fully tiled, w.c., w.h.b., shower



SERVICES AND FEATURES:

Oil Fired Central Heating
 Private Well
 Septic Tank
 Property Extends To: 168.85m²
 Built: 2004
 Broadband (Aptus)
 Solid Timber Windows & Doors Throughout
 Beautifully Landscaped Gardens With Mature Boundaries
 Stables
 Floored Attic
 Adjoining Garage / Studio / Home Office Incorporating Large Floor
 Attic Space



BER DETAILS:

BER: C3
 BER No. 103311619
 Energy Performance Indicator: 222.98 kWh/m²/yr



THIS IS A SUPERB FAMILY HOME IN A COUNTRY SETTING, EARLY VIEWING IS HIGHLY RECOMMENDED

A.M.V. €365,000

QUINN PROPERTY

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DIRECTIONS - FOLLOW EIRCODE or

From **Bunclody/Enniscorthy**: Turn at Clohamon, proceed towards Ferns, turn left at sign for Kilrush, property is on the right hand side after C. 0.8km.

From **Ferns**: Take the Bunclody road, cont. for approx. 6.5km until you see the sign for Kilrush, turn right and property is on the right hand side.

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26 Main Street, Gorey, Co. Wexford Y25DP60

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