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A DELIGHTFUL 4 BED BUNGALOW ON C. 0.6 ACRE SITE

For Sale By Private Treaty



LOCATION:

This property enjoys an excellent country setting along the Slaney yet only 1.5km off the N80 at Ballycarney, 6km from Ferns and the N11 making this property ideal for commuters to Dublin. Wexford town is a 30 minute drive and Enniscorthy a comfortable 10 drive. Ferns is an historic in north County Wexford with a range of services to include primary school, shops, pubs, restaurants and churches. There are two nearby GAA Grounds with St. Aidan's in Ferns and Marshalstown/Castledockrell GAA Club only 5km away

DESCRIPTION:

This property is approached via a gated entrance leading to a tarmacadam driveway which extends around the property. Sitting on C. 0.6 acre mature ground with well maintained lawns the front and the rear, it is a wonderful opportunity for garden lovers to develop further. The bungalow was constructed in 1980, extends to 119m² and presents in excellent conditional throughout. Located outside is a double garage offering ample storage. Accommodation comprises of:



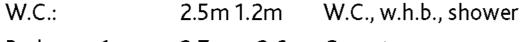
Entrance Hall: 3.2m x 1.8m Laminate floor Inner Hall: 6.0m x 1.1m Laminate floor

Living Room: 4.2m 3.7m Laminate floor with solid fuel stove

Kitchen/Dining: 3.6m x 5.2m Fitted units, electric oven, electric hob, extractor fan, dishwasher,

3.7m x 3.5m washing machine, tiled floor and tiled splashback.

Utility Room: 2.6m x 2.0m Tiled floor, hot press



Bedroom 1: 3.7m x 3.6m Carpet
Bedroom 2: 3.7m x 2.7m Carpet
Bedroom 3: 2.7m x 2.4m Carpet
Bedroom 4: 3.7m x 2.7m Carpet

Bathroom: 2.3m x 1.8m Fully tiled, w.c., w.h.b., bath, shower



SERVICES AND FEATURES:
Double Garage measuring 7.6m x 6.6m
Tarmacadam Driveway
Oil Fired Central Heating
Private Water
Septic Tank
Property Extends To: 119m²





BER DETAILS: BER: C3 BER No. 103457537

Energy Performance Indicator: 207.45Wh/m²/yr

Directions: Follow Eircode Y21 X5N8



A Wonderful Opportunity
To Re- Locate To The County Side
Viewing Is By Appointment Only



A.M.V. €320,000

QUINN PROPERTY

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