

Ref: P5823

TINCURRY, BALLYCARNEY, FERNS, CO. WEXFORD Y21 X5N8



BER C3

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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 119m<sup>2</sup> 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 3.7m x 3.5m	Fitted units, electric oven, electric hob, extractor fan, dishwasher, washing machine, tiled floor and tiled splashback.
Utility Room:	2.6m x 2.0m	Tiled floor, hot press
W.C.:	2.5m 1.2m	W.C., w.h.b., shower
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: 119m<sup>2</sup>  
 Built: 1980



BER DETAILS:  
 BER: C3  
 BER No. 103457537  
 Energy Performance Indicator: 207.45Wh/m<sup>2</sup>/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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