

Ref: P5872

BALLYBOY, FERNS, ENNISCORTHY, CO. WEXFORD Y21 H0V9



BER E1

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ATTRACTIVE 3/4 BEDROOM BUNGALOW WITH ADJOINING GARAGE ON MATURE C. 0.56 ACRE SITE

For Sale By Private Treaty

LOCATION AND DESCRIPTION:

The property is located in a rural part of north Co Wexford, a short distance off the Ferns to Bunclody road, 2km from Tombrack with local national school, GAA grounds and pub, 6km from Ferns and 10km from Bunclody. Ferns offers a good range of services to include primary school, shops, pubs, restaurants and churches, while Bunclody is also a thriving town with a number of primary and secondary schools, a large choice of supermarkets, shops 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 house is approached via a gravelled driveway with immaculately maintained lawns stretching from the front of the property around to the rear. The garden boasts an array of mature shrubs and offers a great deal of privacy thanks to a well established hedging running along its boundary. The rear garden/patio area can also be accessed through a feature arch with large wooden gate. The property has the benefit of a block built garage (6.4m x 4.5m) with double doors, a concrete floor and 3 phase power supply. Accommodation comprises as follows:



Hallway:	2.4m x 1.6m and 6.5m x 1.3m	Laminate flooring
Dining Room/ Lounge:	4.43m x 2.87m	Timber floor, bay window, Stanley Stove, feature brick wall, built in ward- robes
Kitchen:	2.84m x 2.91m	Tiled floor, waist & eye level fitted units, tiled splashback, gas hob, electric oven, stunning views
Utility room:	2.53m x 1.56m	Tiled floor, door to rear garden, whb with tiled splashback, plumbed for dishwasher and washing machine, worktop and fitted units
WC:	2.01m x 1.86m	Tiled floor, wc, worktop, extensive shelving
Sitting room:	3.47m x 3.13m	Carpet, large cupboard
Bathroom:	2.36m x 2.15m	Fully tiled, wc, whb, electric shower, vanity unit, cabinets
Bedroom 1:	4.04m x 3.22m	Carpet, scenic views, wardrobes, TV point
Bedroom 2:	3.16m x 2.95m	Carpet, wardrobes, bedside tables
Bedroom 3:	2.96m x 2.83m	Carpet, wardrobes, bedside table



SERVICES AND FEATURES:

Oil Central Heating
Private Water
Septic Tank
Property Extends To: 95m²
Built in 1982 And Extended To In 1995:



Additional Features Include:

Sheltered Patio
2nd Patio Area (Sunny & Southwesterly Facing)
Block Built Garage With Double Doors
3 Phase Power Supply
Cattle Grid & Post And Rail Fencing To Front Of Property
Mature Lawns
Block Built Dog Kennel
Outside Taps



BER DETAILS:

BER: E1
BER No. 114734353
Energy Performance Indicator: 310.73 kWh/m²/yr



Viewing Is Highly Recommended And By Appointment Only With The Auctioneer

A.M.V. €215,000

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