

QUINN PROPERTY www.quinnproperty.ie

LUXURY RESIDENCE ON C. 0.9 ACRES OF PRIVATE GROUNDS

For Sale By Private Treaty



LOCATION:

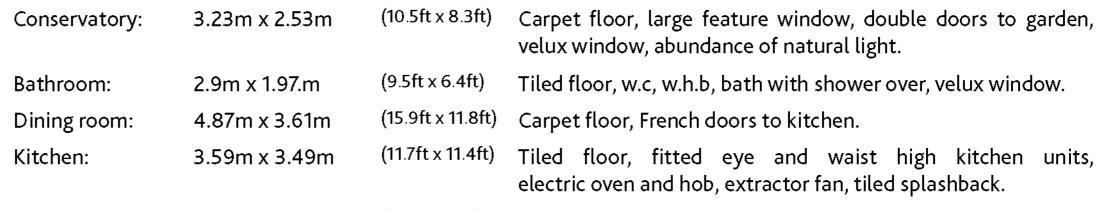
This delightful home nestled on C. 0.9 acres of private, mature grounds enjoys truly breath-taking views of the surrounding countryside. Just 5km from historic Oulart Village with local amenities pub, shop, churches, national school and sporting facilities, Oulart Woodland Walking Club and The Ballagh G.A.A. & Camogie Club. Wells House & Gardens are 6km. Kilmuckridge is 12km which has a selection of golden sandy beaches. Enniscorthy is 13.4km offering an extensive range of all amenities. Wexford is 27km and South Co. Dublin is approximately one hour and twenty minutes drive.

DESCRIPTION:

The property is presented in immaculate condition throughout and is approached via a gravel driveway surrounded by mature lawn's shrubbery and trees. Formerly part of Kilcormick Glebe the original orchard wall adds to the character of this property. The property offers ample space for an extension (subject to planning permission). Accommodation is bright and spacious throughout and comprises of:



Entrance Hall:	3.39m x 2.91m	(11.1ft x 9.5ft)	Tiled floor, stairs, back door, storage closet.
Sitting Room:	5.51m x 4.19m	(18.0ft x 13.7ft)	Carpet, Stanley Stove with feature antique fireplace surround.
Conservatory:	3.23m x 2.53m	(10.5ft x 8.3ft)	Carpet floor, large feature window, double doors to garden, velux window, abundance of natural light.
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Pantry:	1.74m x 1.33m	(5.7ft x 4.3ft)	Laminate floor, extensive shelving.
Laundry room:	1.71m x 1.37m	(5.6ft x 4.4ft)	Tiled floor, rear door to garden.
Landing:	2.25m x 1.09m	(7.3ft x 3.5ft)	Carpet floor, velux window.
Hotpress:			Extensive shelving.
Master Bedroom:	6.18m x 3.15m	(20.2ft x 10.3ft)	Carpet floor, recessed lighting, fitted wardrobe.

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En-suite:	2.96m x 1.08m	(9.7ft x 13.5ft)	Tiled floor, w.c, w.h.	b, elect	ric shower, velux window.

Bedroom 2:	4.33m x 3.15m	(14.2ft x 10.3ft	Carpet floor, fitted wardrobe, recessed lighting, velux window,
			scenic views.







SERVICES AND FEATURES:

Alarmed

Double Glazed Windows

Oil Fired Central Heating

Private Well

Septic Tank

Garden Shed

Property Extends To: 129m²

Built: 2001



Blinds & Carpet

BER DETAILS:

BER: C1

BER No. 102863404

Energy Performance Indicator: 172.58kWh/m²/



Follow eircode Y21 W183









Viewing Is Highly Recommended & By Prior Appointment Only

A.M.V. €295,000

QUINN PROPERTY

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