

Ref: P5880

GLEBELAND, KILCORMICK, FERNS, CO. WEXFORD Y21 W183



BER **C1**

QUINN PROPERTY
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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.
Bathroom:	2.9m x 1.97m	(9.5ft x 6.4ft)	Tiled floor, w.c, w.h.b, bath with shower over, velux window.
Dining room:	4.87m x 3.61m	(15.9ft x 11.8ft)	Carpet floor, French doors to kitchen.
Kitchen:	3.59m x 3.49m	(11.7ft x 11.4ft)	Tiled floor, fitted eye and waist high kitchen units, electric oven and hob, extractor fan, tiled splashback.
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.
En-suite:	2.96m x 1.08m	(9.7ft x 13.5ft)	Tiled floor, w.c, w.h.b, electric 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



INCLUDED IN SALE:

Blinds & Carpet

BER DETAILS:

BER: C1
 BER No. 102863404
 Energy Performance Indicator: 172.58kWh/m²/

DIRECTIONS:

Follow eircode Y21 W183



Viewing Is Highly Recommended & By Prior Appointment Only

A.M.V. €295,000



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