

Ref: P5888

BROOKDALE, BALLYROEBUCK, BUNCLODY, CO. WEXFORD Y21 PF72

BER B1

QUINN PROPERTY

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# A Substantial 6 Bed Dormer Residence On C. 1 Acre Mature Site

## For Sale By Private Treaty



### LOCATION:

The property enjoys an excellent country setting yet centrally located with scenic views. Ballyroe buck primary school is a convenient 1km away. Bunclody, Ferns and Carnew are just a 10 minute drive offering a host of local amenities including shops, primary & secondary schools, churches, pubs, restaurants, sporting and leisure facilities to include Coolattins' Golf course and Askamore/Kilrush G.A.A. This property is an excellent choice for a family re-locating.

### DESCRIPTION:

Set back from the public road, this property is approached via a hard-core driveway. This contemporary home is presented in excellent condition throughout with ample garden space to the front and rear. With the benefit of a PVA solar system, this energy saving property is likely to catch prospective purchasers eye very quickly. This property not only reaps the benefit of a garage but 2 free standing sheds are available for the new owners' personal use. Accommodation is bright and spacious and comprises of:



Entrance Hall:	5m x 3.5m	Tiled floor, oak stairwell, recessed lighting
Inner Hall:	11.6m x 1.2m	Tiled floor
Sitting Room:	4.5m x 4.4m	Laminate floor, open fire, electric meter.
Kitchen/Living Room:	8.8m x 5.3m	Tiled floor, tiled splashback, solid American White Oak Kitchen with waist and eye level units, island, dish washer, fridge freezer, electric oven, electric hob, extractor fan & solid fuel boiler stove
Utility:	3.9m x 3.0m	Tiled floor, washing machine, fitted units & incorporating w.c & w.h.b.
Dining Area:	3.8m x 4.0m	Tiled floor, double doors to rear, vaulted ceiling & feature window
Bathroom:	3.9m x 2.9m	Tiled floor, w.c., w.h.b. bath & jacuzzi
Bedroom 1:	4.5m x 4.4m	Laminate floor
Ensuite:	2.8m x 2.5m	W.c, w.h.b, shower
Bedroom 2:	3.9m x 2.9m	Laminate floor
Ensuite:	2.8m x 1.0m	W.c, w.h.b, shower







Bedroom 3:	3.9m x 3.1m	Laminate floor, recessed lighting
Bedroom 4:	3.9m x 3.1m	Laminate floor, recessed lighting
Landing:	5.0m x 3.5m	Laminate floor
Bedroom 5:	8.8m x 5.5m	Laminate floor, walk in wardrobe with ensuite incorporated
Bedroom 6:	5.2m x 5.1m	Laminate floor with ensuite incorporated



#### OUTBUILDINGS:

2 Free Standing Sheds  
Garage 30m x 30m

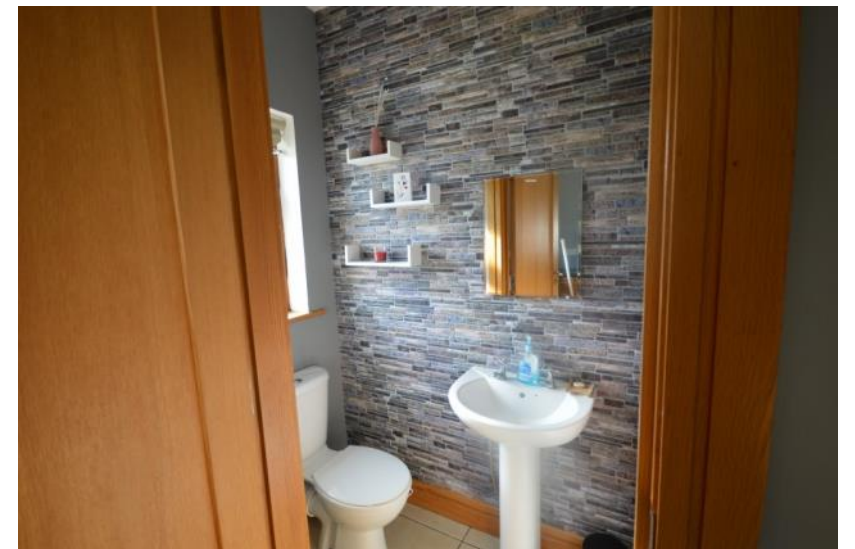
#### SERVICES AND FEATURES:

P.V.A. Solar System (Electric and Water)  
Dual Heating System O.F.C.H. and Solid Fuel  
Private Water Supply  
Septic Tank  
Property Extends To: 308.06 m<sup>2</sup>  
Built:  
Triple Glazed Windows  
P.V.C. Woodgrain Effect Fascia and Soffit  
Solid Oak Doors, Skirting and Architrave  
Granite Sills  
Wired for Alarm



#### BER DETAILS:

BER: B1  
BER No. 114342033  
Energy Performance Indicator: 83.09 kWh/m<sup>2</sup>/yr



Excellent Presented 6 Bed Property. Viewing Is Highly Recommended & By Appointment Only

**A.M.V. €385,000**





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