

Ref: P6095

BALLYCARRIGEEN UPPER, FERNS, ENNISCORTHY, CO. WEXFORD Y21 DF77



BER C3

QUINN PROPERTY

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Attractive Four Bedroom Detached Residence With Outbuildings On Generous C. 2.37 Acre Site For Sale By Private Treaty



LOCATION:

This fine family home enjoys an excellent country setting, only 800 meters from The Harrow, 2km from Boolavogue with primary school and shop, 5km from Ferns with primary school, GAA facilities, churches, supermarkets, 9km from Enniscorthy, 17km to Kilmuckridge and the coast, 20km to Gorey with an extensive range of amenities and just over an hour's drive to south Dublin, via the M11. Whilst the property has a rural address, it is not isolated and has a number of residential properties beside it.

DESCRIPTION:

The residence sits on a large site (c. 2.37 acres) with mature lawns, shrubs, trees and a south facing rear garden. Approached via a gravelled driveway, it also includes a large 'A' framed shed with double height sliding door (12m x 9m), Garden Shed, a Lean-To (4m x 4.5m) and 3 phase electricity, affording plenty of usage options. Accommodation extends to c. 143 m² and comprises as follows:



Entrance Hallway 1:	4.5m x 1.7m	Carpet
Sitting Room:	4.5m x 3.8m	Carpet, marble fireplace with open fire, fitted cabinets
Hallway:	8.3m x 1.1m	Carpet
Utility Room:	3.9m x 1.6m	Tiled, fitted waist high and eye level units, sink, countertop, tiled backsplash, plumbed for washing machine, door to rear garden
Kitchen/Dining:	4.8m x 3.7m AWP	Tiled, fitted kitchen units, electric oven and hob, extractor fan, recessed lighting
Living Room:	4.7m x 3.6m AWP	Tiled, fireplace with stove, sliding door to patio
Bedroom 1:	3.0m x 2.9m	Carpet
Bedroom 2:	3.4m x 2.9m	Carpet, fitted wardrobes
Bedroom 3:	4.1m x 3.9m AWP	Carpet, fitted wardrobes
Bedroom 4 (Master)	4.0m x 3.8m	Carpet, fitted wardrobes
En-Suite:	2.5m x 1.0m	WC, WHB
Hot Press:	1.3m x 1.0m	Extensive Shelving
Bathroom:	3.8m x 1.8m	Linoleum, WC, WHB, bath with tiled surround, electric shower





SERVICES AND FEATURES:

Oil Fired Central Heating
Private Water
Septic Tank
Property Extends To: 143m²
South Facing Rear Garden
Gravel Driveway
Lawns To Front, Side And Rear
Patio Area To Rear
Large 'A' Frame Shed (12m x 9m)
Lean-To (4m x 4.5m)
Garden shed
Built: 1994



BER DETAILS:

BER: C3
BER No. 105333116
Energy Performance Indicator: 220.58 kWh/m²/yr



Viewing Of This Property Is Highly Recommended And By Appointment Only

A.M.V. €300,000



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