

Ref: P6404

CLOROUGHIEBEG, KILTEALY, CO. WEXFORD Y21 H1K0



BER C2

QUINN PROPERTY

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A Delightful & Well Presented 3 Bed Bungalow On C. 0.5 Acre Mature Gardens For Sale By Private Treaty



LOCATION:

Ideally located in a scenic rural setting at the foot of the Blackstairs Mountains just 200 yards off the L6152. The property is 2km from the picturesque village of Kiltale with amenities to include pubs, church, shop and primary school. Bunclody is just 10km away while Enniscorthy is 14km and Borris is 16km away. These towns provide additional amenities, hotels, restaurants, sports facilities and secondary schools.

DESCRIPTION:

Cloroguebeg is presented in immaculate condition throughout having been recently decorated. The property benefits from a large attic space suitable for conversion. The property is approached via decorative iron gates leading to a sweeping gravel driveway with ample parking to the front and side. Standing on a C. 0.5 acre site of mature trees, lawns and shrubbery. Accommodation is bright, spacious and comprises of:



Entrance Hall: 4.0m x 2.9m Laminate floor, room for stairs

Inner Hall: 4.5m x 1.1m Laminate floor

Sitting Room: 5.2m x 5.2m Laminate floor, bay window, solid fuel stove with feature stone surround

Kitchen/ Diner: 7.0m x 3.4m Fitted units, electric cooker, dishwasher, fridge freezer, tiled floor, sliding door to rear

W.C.: 2.2m x 1.2m Tiled floor, W.C., W.H.B.

Utility: 3.4m x 2.0m Washing machine, dryer, tiled floor, back door

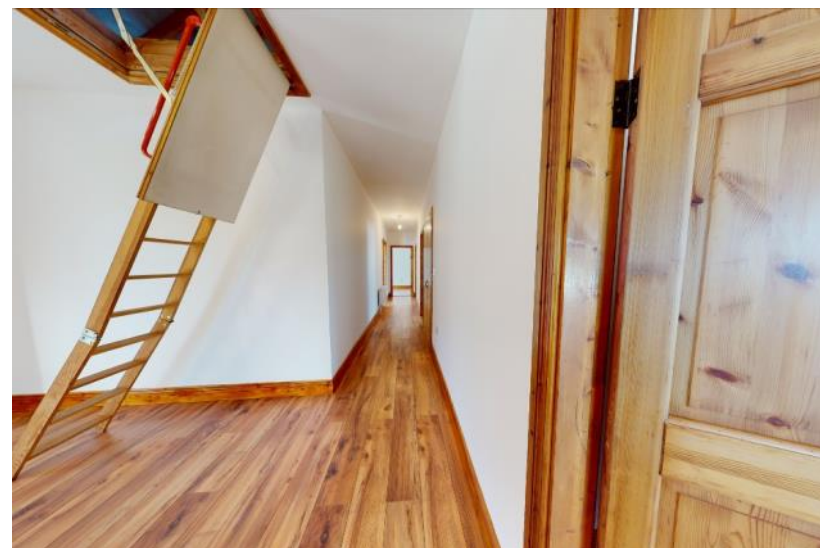
Bedroom 1: 5.4m x 2.8m Laminate floor

Bedroom 2: 4.0m x 4.0m Laminate floor

Bedroom 3: 4.3m x 3.4m Laminate floor

En-suite: 3.5m x 1.0m Tiled floor, shower, W.C., W.H.B.

Bathroom: 3.4m x 1.9m Tiled floor, shower, bath, W.C., W.H.B.





SERVICES :

Oil Fired Central Heating
Well Water
Septic Tank
Built: 2006

BER DETAILS :

BER: C2
BER No: 101519577
Energy Performance
Indicator: 182.98kWh/m²/yr

FEATURES:

Woodgrain Effect Windows & Doors
Granite Sills, Quoins, & Pillars
Large Lawn To Front
Gravel Driveway Extends Around House



QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



A.M.V. €335,000

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

