

Ref: P6427



KILBRIDE, THE BALLAGH, ENNISCORTHY, CO. WEXFORD Y21 PD62

BER D1

QUINN PROPERTY
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Deceptively Large, 5 Bedroom, Detached Residence On C. 0.64 Acre Site For Sale By Private Treaty



LOCATION:

This sizeable family home is located within walking distance to the The Ballagh, a picturesque village located in the heart of County Wexford, it is surrounded by breath-taking countryside, steeped in history and tradition. The village is home to a number of small businesses and amenities including a convenience store, church, pub and Ballaghkeen primary school, which is just a ten minute walk. The area offers a range of outdoor activities from hiking, cycling, fishing and horse riding, while the nearby Blackstairs Mountains and the Wexford coast-line provide stunning views, a range of popular beaches and endless opportunities to explore. Enniscorthy town is 10km and access to the M11 via the R744 (Enniscorthy By Pass) is just over 6km, with Dublin just over an hour's drive.

DESCRIPTION:

The dormer style residence benefits from a unique site, filling the house with natural light and taking full advantage of the wonderful views. A concrete driveway leads to the house where there is ample parking, mature boundaries, lawn areas, pergola, trees, shrubs and outbuildings. Accommodation is bright and airy and comprises as follows:



Entrance Hall:	4.2m x 1.2m 1.0m x 4.5m	Walls panelled halfway
Living Room:	3.8m x 3.4m	Laminate floor, solid fuel stove, cast iron feature surround
Lounge:	3.8m x 3.6m	Tiled floor, solid fuel stove, fitted units
Kitchen:	5.8m x 4.3m	Tilled floor, extensive range of kitchen units, eye and waist level, Belfast sink, Stanley cooker, sunroom and dining room off the kitchen
Sunroom:	3.2m x 3.0m	Wooden floor, solid fuel stove, bright and spacious, overlooking patio
Dining Room:	3.2m x 3.2m	Laminate wooden floor
Utility:	5.2m x 1.9m	Large range of fitted waist high and eye level presses, back door, plumbed for washing machine
Store Room:	2.5m x 4.0m	Fitted units
Downstairs Bathroom:	1.8m x 1.6m	Fully tiled, WC, WHB, free standing shower
Back Hall:	4.6m x 2.8m	Stairs to first floor
Bedroom 1:	4.2m x 4.7m	Laminate wooden floor





Family Room, 1st Floor:	5.0m x 4.8m	Wooden floor, solid fuel stove, cast iron fireplace
Bedroom 2:	4.2m x 3.2m	Laminate wooden floor
Bedroom 3:	4.8m x 4.2m	Carpet, chimney breast
Bedroom 4	4.2m x 3.2m	Laminate wooden floor, feature fireplace
Bedroom 5	3.4m x 3.2m	Laminate wooden floor
Bathroom:	2.6m x 2.3m	Fully tiled, shower, WHB, PVC cladding on ceiling
W.C.:	1.5m x 1.8m	W.C., WHB



SERVICES AND FEATURES:
 Oil Fired Central Heating
 Private Well
 Septic Tank
 Property Extends To: 249m²
 Large Site
 Front And Rear Gardens
 Block Built Sheds X 2
 All Contents Included In Sale
 Built: 1975



BER DETAILS:
 BER: D1
 BER No. 116426719
 Energy Performance Indicator: 249.92 kWh/m²/yr



Viewing Is Highly Recommended And By Appointment Only

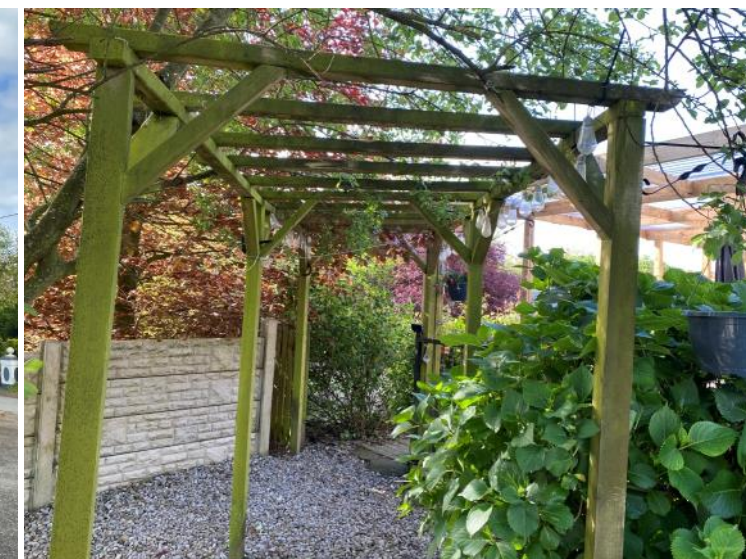
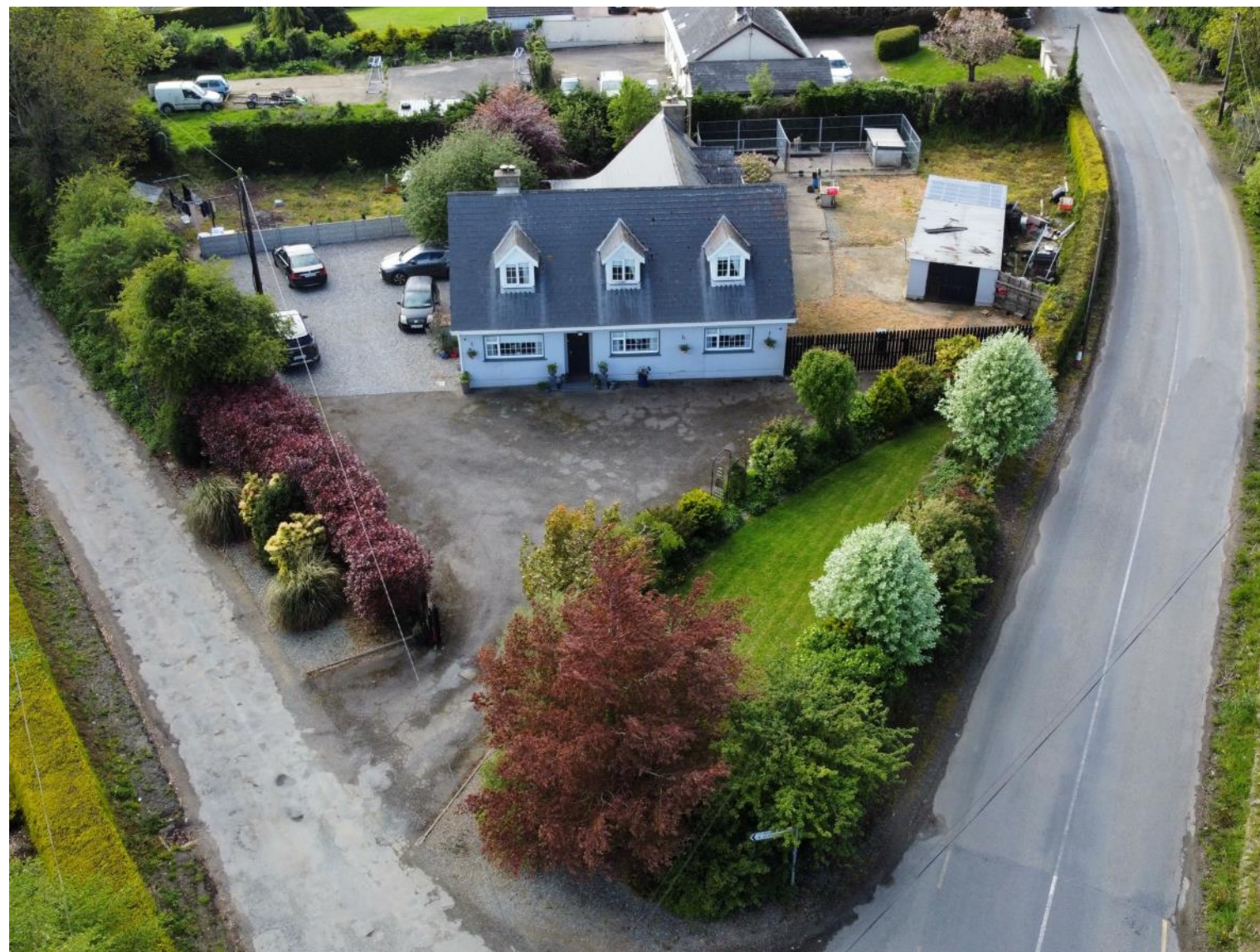
A.M.V. €350,000

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