

Ref: P6482

'WOODLANDS', KILBRANISH, BUNCLODY, CO. WEXFORD Y21 XA37



BER C1

QUINN PROPERTY

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Well Maintained Three Bedroom Detached Residence On Large C. 0.8 Acre Site For Sale By Private Treaty



LOCATION:

This delightful home is nestled at the foot of Mount Leinster in a scenic and sought after area renowned for its forest walks, mountain bike trails, outdoor pursuits and spectacular views. The property is located in a tranquil countryside setting, along a cul-de-sac road known as 'The Columban Way' which is a Europe-wide cultural project, linking up a network of historic sites across the Ireland, England, France, Germany, Switzerland, Austria, Liechtenstein and Italy. The property is 6.5km from Bunclody and the N80. Bunclody is a thriving town situated along the N80 in north Wexford close to the Co. Carlow border. It has a number of primary and secondary schools, a large number of supermarkets, shops and amenities. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area. The town also services a large rural hinterland. It is located c. 18 km north of Enniscorthy and 30 km south of Carlow town. Dublin can be accessed within an hour.



DESCRIPTION:

This fine residence stands on a generous site, offering garden enthusiasts the opportunity to further enhance the grounds. The accommodation is bright and airy and comprises as follows:

Entrance Hall:	2.7m x 1.5m	Carpet
Inner Hall:	7.0m x 1.2m	Carpet
Kitchen/Dining/ Lounge:	7.1m x 3.7m	Tiled floor, fitted waist high and eye level units, electric hob & oven, extractor fan, double doors to rear garden, coving & tiled splashback
Utility Room:	2.5m x 2.0m	Tiled floor, fitted units & worktop
Sitting Room:	5.6m x 4.7m	Carpet, fire place with stove, double doors to kitchen/dining
Hotpress:	1.1m x 1.0m	Extensive shelving
Bedroom 3:	3.6m x 3.4m	Carpet
Bathroom:	3.7m x 2.0m	Fully tiled, W.C., W.H.B., bath, shower
Bedroom 2:	3.7m x 2.6m	Carpet
Master Bedroom:	2.9m x 3.4m	Carpet
Ensuite:	2.3m x 1.7m	Fully tiled, W.C., W.H.B., electric shower





SERVICES AND FEATURES:

Private Water
 Septic Tank
 Oil Fired Central Heating
 Block Built Garden Shed 20ft x 20ft
 Raised Patio Area
 Large Mature Garden
 Property Extends To: 127m²
 Built: 2005



BER DETAILS:

BER: C1
 BER No. . 116399999
 Energy Performance Indicator: 166.18kWh/m²/yr



Charming Family Home In Idyllic Country Setting



A.M.V. €275,000

QUINN PROPERTY

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