

Ref: P6538

TOMBRACKWOOD, FERNS, ENNISCORTHY, CO. WEXFORD Y21 T9K5



BER D1

QUINN PROPERTY

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Charming Five Bedroomed Residence On Extensive C. 1.09 Acre Site

For Sale By Private Treaty



LOCATION:

Tombrackwood enjoys an exceptional location along the Ferns to Bunclody road (R745) in an area locally known as 'The Big Tree'. The property is situated on the outskirts of the village where all amenities are within walking distance to the property, whilst also enjoying scenic views of the nearby countryside. There is an array of services on its doorstep to include shops, bars, eateries, bus services, schools and sports clubs. Indeed, the grounds of Ferns St. Aidan's GAA Club, the current senior hurling champions is a stone's throw away as is the Wexford GAA Centre of Excellence.

The property is perfectly positioned for those seeking a balance between rural and urban living. Enniscorthy is 10km south of the property and offers a comprehensive selection of amenities including supermarkets, hotels, boutiques, rail services and secondary schools. Gorey can be reached within 15 minutes, while Wexford can be reached within 30 minutes. Overall, Ferns is a highly accessible location to much of the Southeast. The M11 is 10 minutes from the property, offering easy access along the east coast, South Dublin is a 50 minute commute. Furthermore, access to the N80 and the N30 are nearby, allowing for convenient travel across the region.



DESCRIPTION:

QUINN PROPERTY are pleased to bring to the market this charming five bedroom residence with ancillary garage on a spacious c. 1.09 acre site with further development potential. The property is set on an expansive corner site with dual road frontage. Accommodation is bright and spacious throughout and comprises of:



Entrance Hall:	2.7m x 1.00m	Laminate floor
Office:	2.6m x 2.0m	Laminate floor
Inner Hall:	3.4m x 1.0m	Laminate floor
Bedroom 1:	3.4m x 3.1m	Laminate floor, fitted wardrobe
Bedroom 2:	3.4m x 1.6m	Carpet
Bedroom 3:	2.5m x 2.1m	Laminate floor
Bedroom 4:	4.3m x 3.1m	Carpet, fitted wardrobe, fireplace



Living Room:	4.4m x 3.0m	Laminate floor, open fire, fitted presses
Kitchen / Diner:	16.3m x 8.9m	Fitted units, electric cooker, fridge, tiled splashback, Jubilee solid fuel stove, tiled floor
Hallway:	7.1m x 1.0m	Tiled floor
Bedroom 5:	3.6m x 2.4m	Laminate floor, fitted wardrobe, fireplace
Bathroom:	3.7m x 2.0m	Tiled, shower, bath, W.C., W.H.B.
Utility:	2.3m x 2.0m	Linoleum floor, W.C., shelving



SERVICES AND FEATURES:

Oil Fired Central Heating
Private Well
Septic Tank
Garage With Sliding Door
Property Extends To: 96m²



BER DETAILS:

BER: D1
BER No. 116621251
Energy Performance Indicator: 241.03kWh/m²/

DIRECTIONS:

Follow eircode Y21 T9K5



Viewing Is Highly Recommended & By Prior Appointment Only

A.M.V. €250,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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