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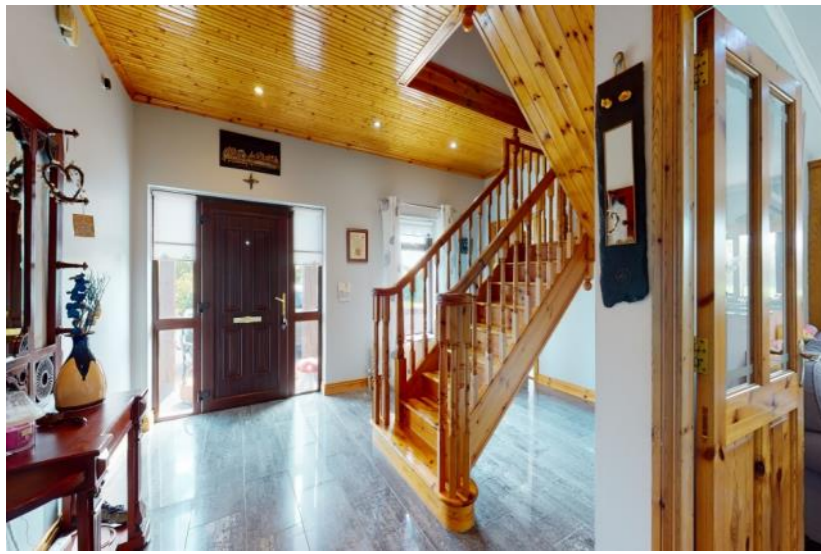
'ST. MARY'S, GLASLACKEN, BUNCLODY, CO. WEXFORD Y21AE22



BER B3

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Substantial 4/5 Detached Dormer Residence With Detached Garage On Mature C. 1 Acre Site For Sale By Private Treaty



LOCATION:

The property enjoys an excellent location in a scenic area offering wonderful views of the Blackstairs mountains and the surrounding rolling countryside. The property is located 0.5km off the Bunclody/Kiltealy Road along the L20057, 3.5km from Bunclody and 2km from Kilmyshall. Bunclody is a thriving town situated along the N80 in north Wexford close to the Carlow border. It has a number of primary and secondary schools, GAA & soccer clubs, churches, restaurants, pubs, supermarkets, shops and various services. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area. Dublin can be accessed within an hour via the M7 motorway while Enniscorthy and Carlow can be accessed within 20 minutes and 45 minutes respectively.

DESCRIPTION:

This well maintained and spacious property is approached via wrought iron gates with tarmac driveway which extends around the property. The residence is presented in excellent condition throughout with immaculate grounds and exquisite mature gardens. The accommodation is bright and airy and comprises of the following:



Entrance Hall:	4.7m x 4.6m	Polished porcelain tiles, recessed lighting
Sitting Room:	5.5m x 4.3m	Solid oak floor flooring, feature fire granite surround & oil fire stove, coving, bay window
Kitchen:	6.9m x 4.6m	Tiled flooring, fully fitted kitchen with waist and eye level units, electric Range Master cooker, extractor fan, integrated Bosch microwave, dishwasher. Granite worktop, tiled splashback freestanding Island/breakfast counter, double doors to rear, recessed and down lighting
Utility Room:	3.5m x 2.9m	Tiled flooring, fitted waist & eye level units, granite worktops, tiled splashback, washing machine & dryer, fridge freezer, back door
Office:	4.6m x 2.6m	Timber flooring, fitted units
Bathroom:		Fully tiled, Jacuzzi bath, W.C., W.H.B., recessed lighting
Bedroom 1:	4.5m x 4.3m	Carpet flooring, bay window, recessed lighting
Walk-in-Wardrobe:	2.4m x 1.5m	Shelved
Ensuite:	2.4m x 1.9m	Fully tiled wet room , W.C., W.H.B.





Bedroom 2:	4.3m x 3.3m	Carpet flooring, fitted wardrobe
Landing:	5.0m x 1.7m	Carpet flooring
Hotpress:	4.0m x 2.0m	
Bedroom 3:	5.0m x 5.0m	Carpet flooring incorp. tiled ensuite, shower, W.C., W.H.B.
Walk-in-Wardrobe:	2.8m x 2.3m	Shelved



Bedroom 4:	5.0m x 4.3m	Carpet incorp. tiled ensuite, W.C., W.H.B.
Walk-in-Wardrobe:	2.8m x 2.3m	



SERVICES AND FEATURES:

Private Well
 Septic Tank
 Property Extends To: 241m²
 Built: 2004
 Broadband Available - Vodafone Provider
 Granite Sills
 Detached Garage
 Mature Gardens

BER DETAILS:

BER: B3
 BER No. 112337639
 Energy Performance Indicator: 138.27kWh/m²/yr



Viewing Is Highly Recommended Of This Outstanding Family Home

A.M.V. €425,000

QUINN PROPERTY

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