

Ref: P6622

BALLYFARNOGE, SCREEN, ENNISCORTHY, CO. WEXFORD Y21 WA26



BER C3

QUINN PROPERTY
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Delightful Four Bedroom Bungalow In Excellent Location On Extensive Site For Sale By Private Treaty



LOCATION:

This fine family home is located just minutes off the Wexford to Gorey road (R741) and, whilst in a country setting, it is just a few minutes drive from Blackwater and Curracloe. Curracloe village offers a hotel, bars, filling station, convenience store and sporting facilities. Blackwater is a popular coastal village with good range of shops, services, amenities and primary school, it was voted Wexford's tidiest town in 2019. The property is a few minutes drive from the coast with a great choice of beautiful beaches at Ballinesker & Curracloe. Wexford town is 12km, Enniscorthy 15km, Gorey 30km, and south Dublin can be reached within ninety minutes.

The area in general is a popular tourist location and this property offers an ideal opportunity for a prospective purchaser to acquire a residential or holiday home in the area.



DESCRIPTION:

Approached via a gravelled driveway, the residence is set back from the public road. It sits on a large site which also includes a steel framed shed and has wonderful views of the surrounding countryside and coastline. The house is presented in very good condition and would make a perfect family home in a great location. Accommodation is bright and airy and comprises as follows:

Entrance Hall:	3.9m x 1.5m	Laminate flooring
Inner Hall:	5.0m x 1.0m	Laminate flooring
Sitting Room:	4.1m x 3.8m	Laminate flooring, stove
Kitchen:	5.2m x 3.6m	Tiled floor, fitted units at waist and eye level, tiled backsplash, electric cooker, electric hob, fridge freezer, dishwasher, hot press
Utility:	2.2m x 1.8m	Tiled floor, washing machine, dryer, back door
Bedroom 1:	2.9m x 2.7m	Laminate flooring
Bedroom 2:	2.8m x 3.0m	Laminate flooring, fitted wardrobes
Bedroom 3:	3.0m x 2.5m	Carpet
Bedroom 4:	3.3m x 3.3m	Laminate flooring
Bathroom:	3.0m x 1.6m	Marley flooring, bath, shower over bath, WC, WHB





SERVICES AND FEATURES:

Oil Fired Central Heating
Mains Water
Septic Tank
Large Site
Excellent Views
Great Location Close To The Coast
Steel Framed Shed
Property Extends To: 95m²
Built: 1997



BER DETAILS:

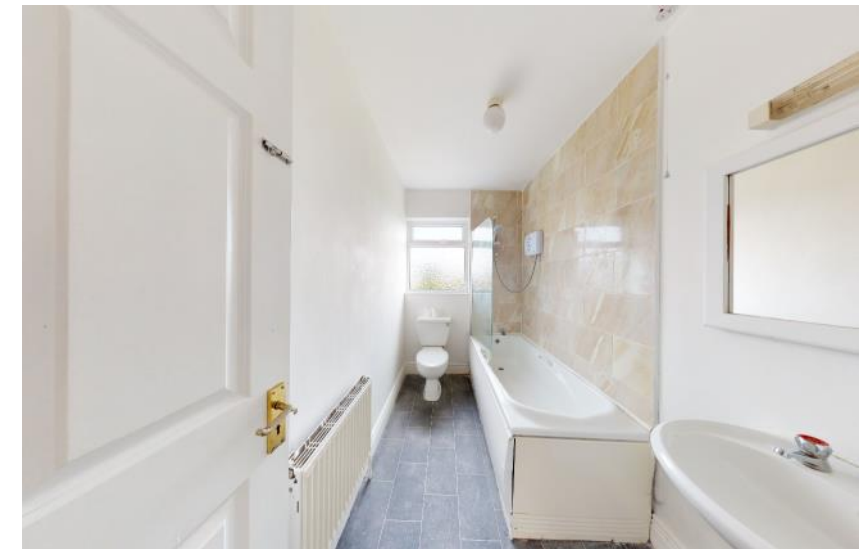
BER: C3
BER No. 116577578
Energy Performance Indicator: 222.13 kWh/m²/yr



'This Is An Affordable Residence In A Most Convenient Location.

Early Viewing Of This Property Is Highly Recommended And By Appointment Only'

A.M.V. €250,000



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26 Main Street, Gorey, Co. Wexford Y25DP60

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