

Ref: P6694

NO 21 CARRIG BÁN, BUNCLODY, CO. WEXFORD Y21 WVX01

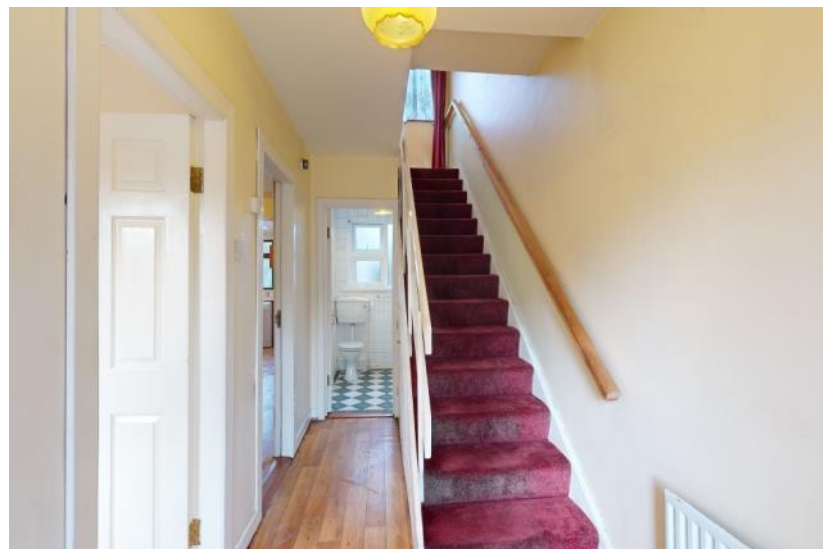


QUINN PROPERTY

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THREE/FOUR BEDROOM SEMI-DETACHED RESIDENCE

For Sale By Private Treaty



LOCATION:

Carrig Bán is conveniently located within ½km from Bunclody's Main Street along the Killealy road (R746). 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, supermarkets, shops, pubs, churches and both GAA and soccer clubs. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area. This is a most accessible location only c. 18km north of Enniscorthy, 30km south of Carlow town while Dublin can be accessed within an hour.

DESCRIPTION:

The property was constructed in 1975 and benefits from an extended kitchen/dining room. It is presented in good condition throughout and early viewing of No. 21 is highly recommended. Accommodation comprises of:



Vestibule:	1.6m x 0.8m	Linoleum flooring
Hallway:	4.1m x 1.8m A.W.P.	Linoleum flooring, stairs to first floor
Sitting Room/Bedroom 4 :	3.6m x 3.0m	Linoleum flooring
Bathroom:	1.9m x 1.8m	Fully tiled, W.C., W.H.B., electric shower, shelving
Kitchen/Dining Room:	6.3m x 3.6m	Linoleum flooring, fitted waist high and kitchen units, dishwasher, electric oven & hob, velux windows
Landing:	3.1m x 0.9m 1.8m x 1.0	Laminate flooring
Bedroom 1:	3.6m x 2.9m	Carpet flooring
Bedroom 2:	4.0m x 3.6m	Laminate flooring, wardrobes
Bedroom 3:	3.0m x 1.9m A.W.P.	Carpet flooring
W.C.:	1.4m x 1.0m	Linoleum flooring, W.C., W.H.B.





OUTSIDE:

To the front of the property there is a lawn area and concrete paved driveway offering off street parking. No. 21 also offers the benefit of a large garage and generous back yard. The garage also has the benefit of a utility room .

Block Built Shed/Workshop: 7.1m x 3.3m

Utility Room: 2.1m x 1.8m



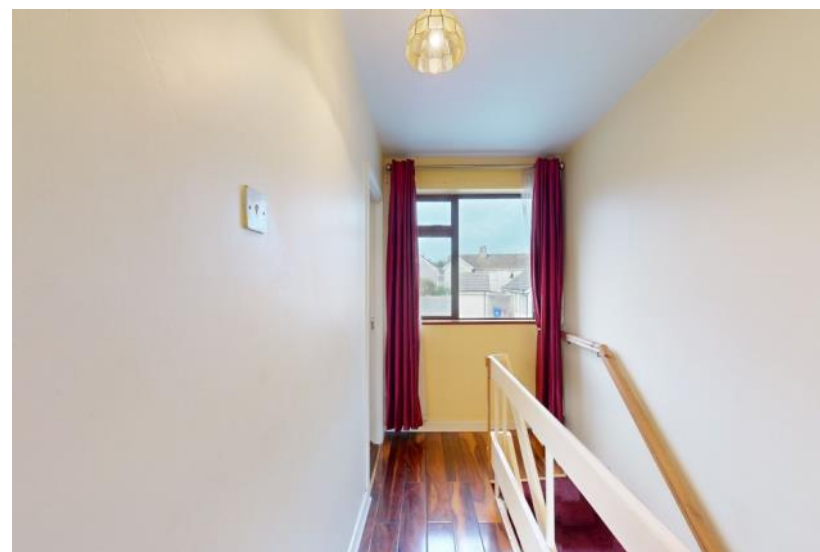
SERVICES AND FEATURES:

Dual Central Heating - Oil Fired & Back Boiler

All Mains Services Present

Property Extends To: 88 m²

Built: 1975



BER DETAILS:

BER: C1

BER No. 100603505

Energy Performance Indicator: 164.61Wh/m²/yr



Ideal Starter Family Home

A.M.V. €125,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

