

Ref: P6925

BALLYNANCORAN, CARNEW, CO. WICKLOW Y14 C977



BER C2

QUINN PROPERTY

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Substantial Four Bedroom Detached Family Home In A Scenic Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

The property enjoys an excellent country setting and yet is centrally located just 5.5km from Carnew and 12km from Ferns & Bunclody. Carnew offers local amenities to include shops, bars, restaurants, schools and sporting facilities and Coolattin Golf Club is a 5 minute drive away.

The property is situated within the vibrant community of Askamore with a Community Centre which hosts a wide range of activities to include squash, badminton, gym and boules. South Dublin can be accessed within an hour's drive which Carlow is accessible in under 40 minutes. The local villages of Ferns and Camolin offer excellent commuter services with Bus Eireann and Wexford Bus. A full suite of services and amenities are available in the thriving town of Gorey.'

Built in 2006, this residence stands on a C. 0.6 Site and enjoys breathtaking, panoramic views of the rolling hills and tranquil landscapes. Outside, the property enjoys large and mature gardens and a beautiful patio area, perfect for relaxing or hosting outdoor gatherings taking in the views. It is approached by a winding pebbled driveway and has ample carparking space. This property comes with the benefit of a large block built garage offering ample storage and suitable for an array of uses.

Generous accommodation and bright and airy rooms complement the entire property. It is presented in excellent condition throughout and will make a wonderful home for the new owners.



Entrance Hallway:	6.8m x 1.5m	Laminate floor, closet
Inner Hall:	8.4m x 1.2m	Laminate floor, hot press
Sitting Room:	4.8m x 5.6m	Timber floor, fitted units, marble fireplace surround and bay window
Conservatory:	5.0m x 4.0m	Tiled floor, vaulted ceiling, French door to patio
Kitchen/Dining Room:	5.2m x 4.7m	Tiled floor, fitted kitchen, waist and eye level units, electric cooker, extractor fan, electric hob, fridge freezer, wine rail, island/breakfast bar, solid fuel stove & boiler
Utility Room:	3.5m x 2.0m	Tiled floor & splashback, fitted units, plumbed for washing machine, back door
W.C.:	2.5m x 1.2m	Fully tiled, W.C., W.H.B.





Bedroom 1:	5.4m x 4.3m	Laminate floor, fitted wardrobes, bay window
Ensuite:	2.0m x 2.0m	Fully tiled, W.C., W.H.B., shower
Bedroom 2:	3.4m x 3.2m	Laminate floor
Bedroom 3:	3.2m x 3.2m	Laminate floor
Bedroom 4:	3.2m x 2.6m	Laminae floor
Bathroom:	3.3m x 2.4m	Fully tilled, bath, W.C., W.H.B., shower



SERVICES AND FEATURES:

Oil Fired Central Heating
Mains Water
Septic Tank
Alarm System
Extensive Attic Space
Property Extends To: 176 m²
Built: 2006
Block Built Garage: 15m x 4.0m



BER DETAILS:

BER: C2
BER No. 109237156
Energy Performance Indicator: 193.75 kWh/m²/yr



Early Viewing Of This Beautiful Family Home Is Highly Recommended

A.M.V. €385,000

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

