

Ref: P7197

CORAH, FERNS, CO. WEXFORD, Y21 A2T9

BER D1

**QUINN PROPERTY**  
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# DELIGHTFUL FOUR BEDROOM RESIDENCE ON A MATURE C. 0.65 ACRE SITE

## For Sale By Private Treaty



### LOCATION:

This charming property enjoys an excellent country setting 2km off the Ferns to Bunclody road, 4km from Ferns and 12km from Bunclody. Both areas offer host of amenities to include shops, pubs, restaurants, schools, church and GAA and Soccer grounds. Tombrack and Ballyroe buck Primary schools are a short drive from the property. Bunclody is 7km from the property and is a bustling town located along the River Slaney. The award winning Bunclody Golf & Fishing Club is one of the finest courses in the region and attracts a large number of tourists to the area each year. Further sport and leisure activities in the area include horse riding and kayaking. Bus Eireann and Wexford Bus both service Bunclody with further bus and rail services available in Enniscorthy and Dublin can be reached within 90 minutes.

### DESCRIPTION

**QUINN PROPERTY** are delighted to bring to the market this most attractive residence in an idyllic country setting. The property enjoys excellent views of the surrounding landscape to include the Blackstairs mountains and Sliabh Buí. This home is well presented and will appeal to a range of buyer types. To the front of the residence, there is a large paddock with independent access off the public road.

Accommodation is bright and spacious and comprises as follows:

### Ground Floor:

Hallway:	1.8m x 1.1m	Linoleum flooring
W.C./Wet Room:	4.0m x 2.4m	Tiled flooring, WC, WHB, shower with tiled surround
Sitting Room:	4.0m x 3.6m	Laminate flooring, feature fire place with open fire, stairs to first floor
Kitchen:	7.2m x 4.1m	Tiled flooring, footed waist high and eye level units, electric cooker, extractor fan, dishwasher, tiled splashback, recessed lighting, timber ceiling
Dining Room (included above):		Laminate flooring, sliding doors to patio, timber ceiling
Utility Room:	2.1m x 2.0m	Tiled flooring, plumbed for washing machine, door to garden
Landing:	3.0m x 1.5m	Carpet Flooring







Bathroom:	2.6m x 1.5m	Linoleum flooring, WC, WHB, electric shower, velux window
Bedroom 1:	4.0m x 2.9m	Carpet flooring, bespoke sliding wardrobes
Bedroom 2:	4.0m x 2.6m	Carpet flooring, bespoke sliding wardrobes
Bedroom 3:	3.6m x 3.2m	Carpet flooring, bespoke sliding wardrobes
Bedroom 4:	4.2m x 2.5m	Carpet flooring



### SERVICES AND FEATURES:

Private Well  
 Septic Tank  
 Oil Fired Central Heating  
 Extensive Mature Lawns  
 Property Extends To: 130m<sup>2</sup>



### BER DETAILS:

BER: D1  
 BER No. 117351379  
 Energy Performance Indicator: 253.77 kWh/m<sup>2</sup>/yr



**Well Located Property In Tranquil and Scenic Area**

**A.M.V.€260,000**





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