

QUINN PROPERTY www.quinnproperty.ie

# DELIGHTFUL FOUR BEDROOM RESIDENCE ON A MATURE C. 0.65 ACRE SITE For Sale By Private Treaty



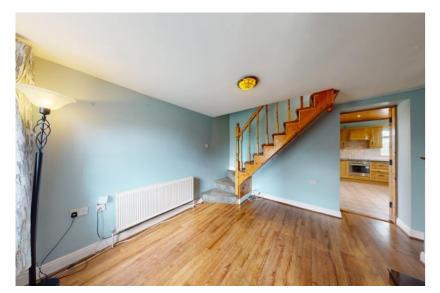
## LOCATION:

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 Ballyroebuck 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 Laminate flooring, sliding doors to patio, timber ceiling

(included above):

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

ward robes

Bedroom 2: 4.0m x 2.6m Carpet flooring, bespoke sliding

wardrobes

Bedroom 3: 3.6m x 3.2m Carpet flooring, bespoke sliding ward-

robes

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>



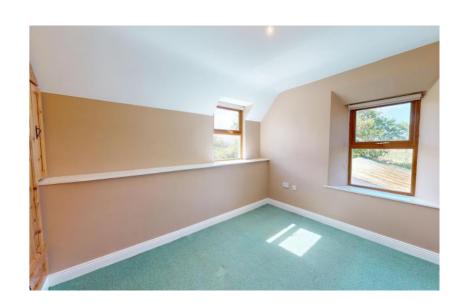


**BER DETAILS:** 

BER: D1

BER No. 117351379

Energy Performance Indicator: 253.77 kWh/m²/yr



Well Located Property In Tranquil and Scenic Area

# **QUINN** PROPERTY

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