

Ref: P7291



'DROIM NA COILLE', BALLYTARSNA, ASKAMORE, GOREY, CO. WEXFORD Y25 C593

BER C1

QUINN PROPERTY
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MOST IMPRESSIVE FOUR BEDROOM BUNGALOW WITH DETACHED GARAGE

For Sale By Private Treaty



LOCATION & DESCRIPTION:

Nestled within a serene corner of the countryside, this distinctive family home is elevated above its picturesque surroundings. 'Droim Na Coille' enjoys an excellent countryside location with stunning views of the Wicklow Mountains, the Blackstairs and Sliabh Buí. It is conveniently located 1km off the main Carnew/Ferns road, 3km from Askamore, 5km from Carnew, 10km from Ferns and 20km from Gorey. Local amenities include shops, bars, restaurants, schools and sporting facilities. The property is located 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.



The property is approached via a winding hardcore driveway with manicured lawns to both sides which extends to the rear. 'Droim Na Coille' also comes with the benefit of a large detached spacious garage. The property is set on mature grounds surrounded by well-established hedging offering a good deal of privacy and shelter. Accommodation is bright and spacious comprising as follows:



Entrance Hall:	4.8m x 2.2m	Carpet, shelved closet
Inner Hall:	5.8m x 1.0m	Carpet, hotpress
Sitting Room:	5.4m x 4.8m	Bay window, carpet, open fire
Kitchen/Diner:	6.7m x 4.6m	Fitted kitchen with waist and eye level units, electric oven, electric hob, extractor fan, integrated dishwasher, fridge freezer, tiled splash back, recessed lighting to double doors to conservatory
Conservatory:	3.4m x 3.4m	Vaulted ceiling, timber floor, double doors to patio
Utility Room:	3.6m x 1.8m	Fitted units, washing machine, tumble dryer, tiled splashback, Back door



Bedroom 1:	4.5m x 3.5m	Fitted wardrobes, timber floor
Ensuite:	2.7m x 1.0m	Shower, W.C., W.H.B., tiled floor
Bedroom 2:	3.7m x 3.7m	Carpet
Bedroom 3:	3.5m x 3.0m	Timber floor
Bedroom 4:	3.8m x 3.5m	Carpet
Bathroom	3.7m x 2.0	Bath, W.C., W.H.B., shower over bath, tiled floor



SERVICES AND FEATURES:

Private Water
 Private Septic Tank
 Alarmed
 Oil Fired Central Heating
 Built: 2000
 Property Extends To: 154m²
 Large Gardens
 Scenic Views
 Detached Garage 4.8m x 3.8m



BER DETAILS:

BER: C1
 BER No. 117263871
 Energy Performance Indicator: 42.38 kWh/m²/yr



**This Well Appointed Property Enjoys Splendid Views of the Surrounding Countryside,
 Early Viewing Is Advised**

A.M.V.€330,000

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www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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26 Main Street, Gorey, Co. Wexford Y25DP60

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