

**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 he 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: 154m<sup>2</sup>

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

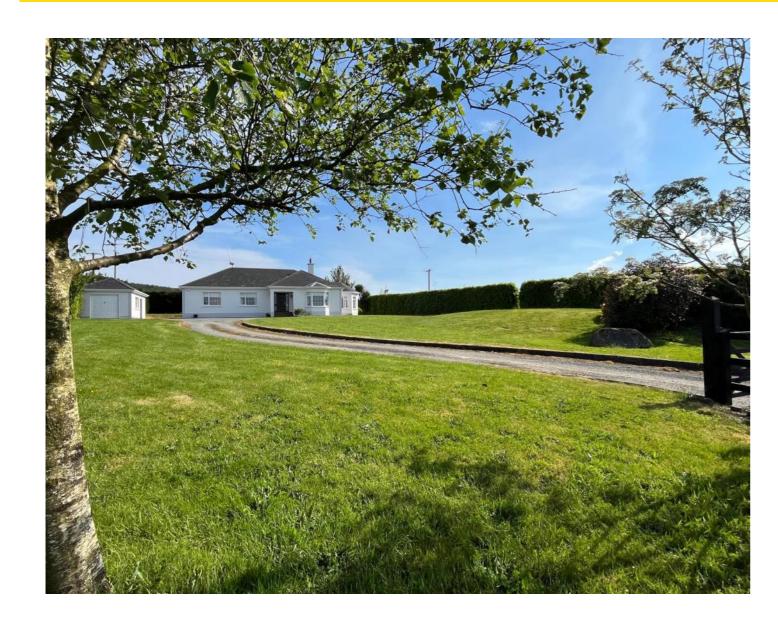
## **QUINN** PROPERTY

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