

Ref: 7433

ANANDA LODGE, DONISHALL, CARNEW, CO. WICKLOW Y14 F512



BER D1

QUINN PROPERTY

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WELL PRESENTED FOUR BEDROOM BUNGALOW ON A C.0.5 ACRE SITE IN A CHARMING COUNTRY SETTING For Sale By Private Treaty



LOCATION:

This delightful property is conveniently located 4km from the bustling village of Carnew, 10km from Ferns and 20km from Gorey. 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 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. A full suite of services and amenities are available in the thriving town of Gorey.

DESCRIPTION:

The property is approached via a gravelled driveway which continues around the residence. Ananda Lodge is nestled on a well-established site boasting mature lawns and an array of specimen trees, affording a great deal of privacy and shelter. To the rear of the residence is an existing concrete base which would be suitable for a garage or garden shed.

This property was constructed in 2001 and extends to a generous 142m². Accommodation is bright and spacious and comprises as follows:



Entrance Hallway:	4.8m x 2.6m	Concrete floor
Sitting Room:	4.2m x 4.1m	Bay window
Kitchen/Dining Room:	6.1m x 4.1m	Fitted waist high and eye level kitchen units, tiled splashback, extractor fan, cooker, gas hob & oven, Island storage, sliding door to back garden
Utility Room:	3.3m x 1.7m	Plumbed for washing machine, concrete floor
Back Hall:	2.5m x 1.4m	
W.C.:	2.1m x 1.1m	W.C., W.H.B., tiled floor, partly tiled wall
Hallway:	7.2m x 1.2m	
Hotpress:		Shelved, pine floor
Bathroom:	3.3m x 2.2m	W.C., W.H.B., bath, overhead shower, tiled floor, partly tiled wall





Bedroom 3: 3.3m x 2.2m
Bedroom 2: 3.3m x 3.4m
Bedroom 1: 4.0m x 3.3m
Jack & Jill Ensuite: 3.3m x 1.4m W.C., W.H.B., electric shower, tiled floor, tiled wall
Bedroom 4: 3.5m x 3.4m



SERVICES AND FEATURES:

Private Well
Septic Tank
Oil Fired Central Heating
Concrete Base In Back Yard
Mature Lawns & Trees
Year Of Construction: 2001



BER DETAILS:

BER: D1
BER No. 117691766
Energy Performance Indicator: 258.98 kWh/m²/yr



This Well Appointed Property Enjoys A Splendid Country Setting, Early Viewing Is Advised

A.M.V. € 320,000

QUINN PROPERTY

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

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

