

Ref: 7616

DAISY COTTAGE, BALLYBEG, FERNS, CO. WEXFORD Y21 Y2N0



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QUINN PROPERTY

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Charming Two Bedroom Cottage on C. 0.5 Acre In An Idyllic Country Setting For Sale By Online Auction on Tuesday 4th of March 2025 at 3.00pm



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming two bedroom cottage to the market. Set on an elevated site of approximately 0.5 of an acre, this recently refurbished home enjoys an idyllic setting. The property is located 8km from Ferns, 13km from Bunclody, 18km from Gorey and 45km from Wexford town. The M11 is only a 15-minute drive, making south Dublin a comfortable one-hour commute.

Askamore is a quaint village situated in the foothills of Sliabh Bhui, offering an abundance of outdoor activities such as hiking, pony trekking and mountain bike trails. Nestled between Carnew, Ferns and Camolin, the area enjoys easy access to a wide array of amenities including both primary and secondary schools, shops, restaurants, hair salons, GAA Club and Community Centre. The Community Centre hosts a range of classes and activities such as dancing classes, squash club, badminton, gym and many more. Ferns is an historic town located along the N11 with a good range of shops, services and amenities such as supermarkets, primary school, restaurants, pubs, pharmacy, churches, GAA Centre Of Excellence, hair salons and more.



Dating back to 1860, this cottage simply oozes charm and character. The residence extends to approximately 60m² and is presented in excellent condition throughout. This delightful home was refurbished and redecorated in recent years, now presenting a turn-key property to its new owners. Accommodation comprising as follows:

Ground Floor:

Entrance Hall:	1.0m x 31.49m	Tiled flooring.
Sitting Room:	3.52m x 3.7m	Laminate flooring, exposed stone walls, solid fuel stove and granite hearth, original timber beams, stairs to first floor.
Dining Room:	2.45m x 2.13m	Laminate flooring, exposed stone walls, wood panelled ceiling.
Kitchen:	2.52m x 3.99m	Tiled flooring, fitted waist high and eye level units, integrated oven and hob, extractor fan, tiled splash back.
Bathroom	2.35m x 1.23m	Fully tiled, electric shower, W.C., ornamental ceramic hand basin and vanity unit.

First Floor:

Landing:	1.2m x 1.0m	Laminate flooring.
Master Bedroom:	2.49m x 3.63m	Laminate flooring, vaulted ceiling, timber beams.
Second Bedroom:	3.51m x 4.47m	Laminate flooring, vaulted ceiling, timber beams.





OUTSIDE:

The property is nestled on a C. 0.5 acre site, with breathtaking views of the surrounding rolling countryside. This mature site affords a great deal of privacy and the owners have created a quaint patio area in the front garden, ideal for al fresco dining in the summer months. The open sun room, which is partially covered, has an outdoor electric point and outdoor chimney, it is a suntrap during the day and at night time becomes a cosy space to light a fire and enjoy outdoor entertainment and barbeques.



SERVICES AND FEATURES:

Smart Heating System
New Boiler
Recently Re-Wired
Electric Points in Garden & Shed
CCTV
New Drainage
Adman Garden Shed
Fuel Shed
Private Well
Septic Tank
Built: 1860
Property Extends to C. 60m²



BER DETAILS:

BER: G
BER No.107299182
Energy Performance Indicator: 631.48 kWh/yr



A Unique Opportunity to Acquire An Enchanting Cottage In A Tranquil Location

A.M.V. €200,000

QUINN PROPERTY

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The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

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