

Ref: 7974 'KILLORAN LODGE,' BOOLAVOGUE, FERNS, CO. WEXFORD Y21 HX28



BER D2

QUINN PROPERTY

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**A MOST ATTRACTIVE THREE BEDROOM COUNTRY RESIDENCE SET ON C. 1 ACRE OF MATURE
AND PRIVATE GROUNDS**

For Sale By Private Treaty





QUINN PROPERTY invite you to escape to the country and immerse yourself in the tranquil beauty of this exceptional home. This countryside bungalow is nestled amidst rolling green hills and open skies. Boasting character-rich architecture and panoramic rural views, this appealing home offers the perfect blend of unique charm and modern comfort.

This charismatic and truly special home is located in Boolavogue, a picturesque village situated approximately 7.5 km southeast of Ferns and 12 km northeast of Enniscorthy in County Wexford, Ireland. Nestled in the charming village of Ferns, this area is renowned for its rich historical significance and scenic rural charm. With its blend of historical importance and rural beauty, Boolavogue offers a unique glimpse into Ireland's past and present. Ferns offers a convenient mix of shops, services and amenities such as supermarkets, primary school, restaurants, pubs, pharmacy, churches, GAA Centre Of Excellence, hair salons and more. The M11 can be reached within a five-minute drive, making south Dublin a comfortable commute.



Stepping through the ornate wrought iron gates, one is greeted by a meticulously maintained garden that sets a welcoming tone. Encircling the home, the tarmac driveway provides easy access and ample parking.

Natural light pours in as soon as you walk through the door of this property, creating an inviting ambiance. The mix of modern and traditional décor along with the attractive coving, cornices and intricately designed ceiling centrepieces gives this property a sense of individuality and rustic elegance. To the right of the exquisite entrance lies an impressive living room, which seamlessly opens into a bright and airy sunroom. The triple-aspect views and bespoke windows in the sunroom make it a standout space for relaxing and unwinding. This side of the home also includes a well-appointed kitchen and a convenient utility room. To the left of the entrance hall are three generously sized bedrooms, including a master with en-suite, along with a family bathroom. Both the en-suite and family bathroom have many unique features such as non-slip tiles, heated mirror and Jacuzzi bath.



While this property presents a wonderful turn-key proposition, a fully floored dormer room with an abundance of natural light offers a real opportunity for conversion, which would fully maximise the potential of this residence.

Entrance Hall 5.84m x 5.92m Tiled flooring, abundance of natural light, decorative coving

Living Room: 4.67m x 4.90m Solid French oak flooring, marble fireplace with open fire

Sun Room: 3.70m x 4.48m Tiled flooring, triple aspect room with abundance of natural light, door to garden

Kitchen/
Dining Room: 4.17m x 4.90m Tiled flooring, solid oak kitchen units, granite worktop, tiled splashback, Stanley cooker, electric hob, dual aspect, recessed lighting

Utility Room: 3.00m x 1.74m Tiled flooring, extensive range of fitted units, sink, door to rear garden

Bedroom 1: 4.06m x 4.93m Laminate flooring, fitted wardrobes

En-suite: 2.36m x 1.72m Fully tiled (non-slip tiles), W.C., W.H.B., electric shower, heated mirror

Bathroom: 1.68m x 2.01m Tiled flooring (non-slip tiles), W.C., Jacuzzi bath, electric shower with tiled surround

Bedroom 2: 3.00m x 4.10m Laminate flooring, fitted wardrobes

Bedroom 3: 2.98m x 3.81m Laminate flooring, fitted wardrobes

Attic Room: 5.00m x 15.00m Fully floored and ready for conversion



OUTSIDE:

The wraparound tarmacadam driveway is set amidst beautifully maintained grounds. The surrounding gardens are a true highlight, featuring manicured lawns, vibrant rose bushes and raised flower beds. A tranquil pond with a fully functional fountain sits at the heart of the landscape creates a serene, picturesque backdrop. Weeping willows, hornbeam hedging and a wilding area invites nature in, encouraging biodiversity and seasonal colour.

For added practicality, the garden also includes a charming Adman shed and a pump house, providing valuable extra storage space.

SERVICES & FEATURES:

Private Well

Private Sewage

Alarm

Oil Fired Central Heating

Well Maintained Gardens

Ample Parking

Countryside Views

Built: 1994

Property Extends to c. 140m²

BER DETAILS:

BER: D2

BER No: 112969712

Energy Performance Indicator: 299.01 kWh/m²/yr

With three bedrooms and a truly amazing garden, this home is a great fit for a couple or a growing family, ready to become your forever home.

A.M.V. €350,000









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