

Ref: 8111

GURTEEN, BUNCLODY, CO. WEXFORD Y21 VX74



QUINN PROPERTY
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Charming Three Bedroom Residence With A Range of Outbuildings For Sale By Online Auction On Wednesday, 9th July At 11.00am



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this charming detached country residence to the market. The property offers a solid foundation for a comfortable family home and comes with the added advantage of a generous site and outbuildings, offering both privacy and possible room for expansion, subject to the relevant planning permission. The outbuildings can also offer a variety of uses from stables, secure storage and work-shop space, making them a valuable asset to the property.

Located 1.5km outside Bunclody, the residence enjoys countryside living while being in close proximity to all amenities the town has to offer. Bunclody is a thriving town situated along the N80 in north Wexford, close to the Co. Carlow border. It has a number of primary and secondary schools, a large number of supermarkets, shops, hotel and recreational amenities. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists to the area. The town services a large rural hinterland. It is c. 20km north of Enniscorthy and 30km from Gorey and Carlow.

Accommodation extends to c. 90m² and comprises as follows:



Entrance Hall:	2.2m x 1.8m	Tiled flooring
Inner Hall:	5.5m x 1.0m	Tiled flooring, closet
Living Room:	3.1m x 2.8m	Tiled flooring, solid fuel cooker with boiler, hot-press
Sitting Room:	3.5m x 2.1m	Laminate flooring, open fire
Kitchen:	4.0m x 2.8m	Tiled flooring, fitted units, electric and gas cooker, washing machine
Bathroom:	2.5m x 1.8m	Tiled flooring, W.C., W.H.B., shower
Utility Room:	3.5m x 2.4m	
Bedroom 1:	4.0m x 3.3m	
First Floor:		
Bedroom 2:	2.8m x 4.6m	Wooden flooring, vaulted ceiling
Bedroom 3:	2.4m x 3.6m	Laminate flooring
Garage:	4.0m x 3.0m	





OUTSIDE:

- Concrete yard and ample parking to the front.
- Fuel shed & outside W.C.
- Separate side access
- Paddock with a range of outbuildings to include:
 - Shed 1: 4.8m x 2.8m
 - Shed 2: 3.0m x 2.8m
 - Shed 3: 3.0m x 2.8m



SERVICES AND FEATURES:

Private Well
 Septic Tank
 Solid Fuel Heating
 Outbuildings



BER DETAILS:

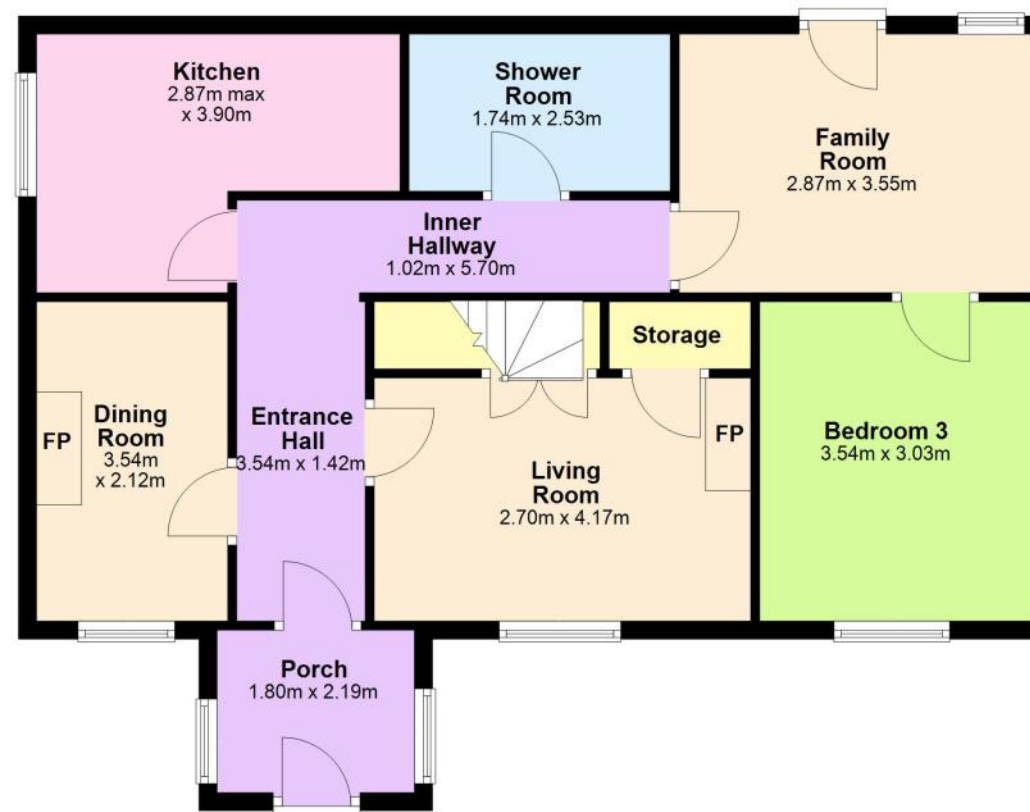
BER: G
 BER No. 118472117
 Energy Performance Indicator: 803.34 kWh/m²/yr



This is a unique opportunity to acquire a home with the added advantage of a range of outbuildings,
 all set within a peaceful country location

A.M.V. €150,000

Ground Floor



First Floor



Legal: Kevin O'Doherty, O'Doherty Warren Solicitors, Charlotte Row, Gorey, Co. Wexford. Tel: 053 9421587

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.