

Ref: 8143



KNOCKDUFF, BALLINDAGGIN, ENNISCORTHY, CO. WEXFORD Y21 Y1F2



QUINN PROPERTY

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Most Attractive Three Bedroom Cottage With Large Garden & Sheds For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this quaint country cottage to the market. The property is located 2km from Castledockrell village with primary school, shops, church and Local Link bus routes to New Ross and Enniscorthy. It is 4km from Ballindaggin Village, an attractive village with amenities to include shop, post office, church, primary school, pub, restaurant and community centre. Located in the heart of County Wexford, this appealing cottage is 13km from Bunclody and 14km from Enniscorthy, both providing extensive amenities, educational facilities, as well as a range of sporting facilities, while the renowned Monart Destination Spa is only 11km away.

Despite its countryside location, the property benefits from easy access to the M11 network at Scarawalsh and the N80 and N30 networks. South Dublin can be reached in just over an hour.

Sitting on a generous C. 1 acre site and enjoying miles of uninterrupted and unobstructed views of the surrounding countryside with Sliabh Bhuí as a picturesque backdrop, this charming cottage is full of charm and character.

The property benefits from two outbuildings, both suitable for a range of uses. The larger one, extending to 38m², would make an ideal workshop, with ample storage space for tools, bikes, garden furniture or could even be a home office. The smaller shed, extending to 14.6m², also provides the perfect storage space for garden supplies, children's toys and has the benefit of a separate toilet and WC.

Accommodation is bright and airy, extends to 93.3m² and comprises as follows:



Entrance Hall:	1.49m x 5.25m	Timber flooring
Sitting Room:	4.49m x 3.06	Carpet flooring, open fire
Kitchen/Dining Room:	5.87m x 3.25m	Fully tiled, waist & eye level timber kitchen units, cooker, hob, timber ceiling
Living Room:	3.79m x 4.18m	Carpet flooring
Bedroom 2:	2.35m x 3.70m	Timber flooring
Back Hallway:	1.12m x 2.28m 3.09m 1.34m	Fully tiled - Terracotta tiles
Bedroom 1:	3.54m x 2.46m	Timber flooring, timber ceiling
Bathroom:	2.33m x 2.28m	Fully tiled, shower, WC, WHB
Bedroom 3:	2.47m x 2.52m	Carpet flooring





OUTSIDE:

Outside the grounds are meticulously maintained with a garden area to the front, pebbled driveway leading up to and around the house, a large back garden with an abundance of beautiful mature trees, shrubs, lawns and well-established hedging along the boundary. Due to the size of the garden, there may be scope to extend or for further development, subject to any relevant planning permission.



SERVICES AND FEATURES:

Private Water
Septic Tank
Solid Fuel Heating
Property Extends To: 93.3m²
Built: 1940's



BER DETAILS:

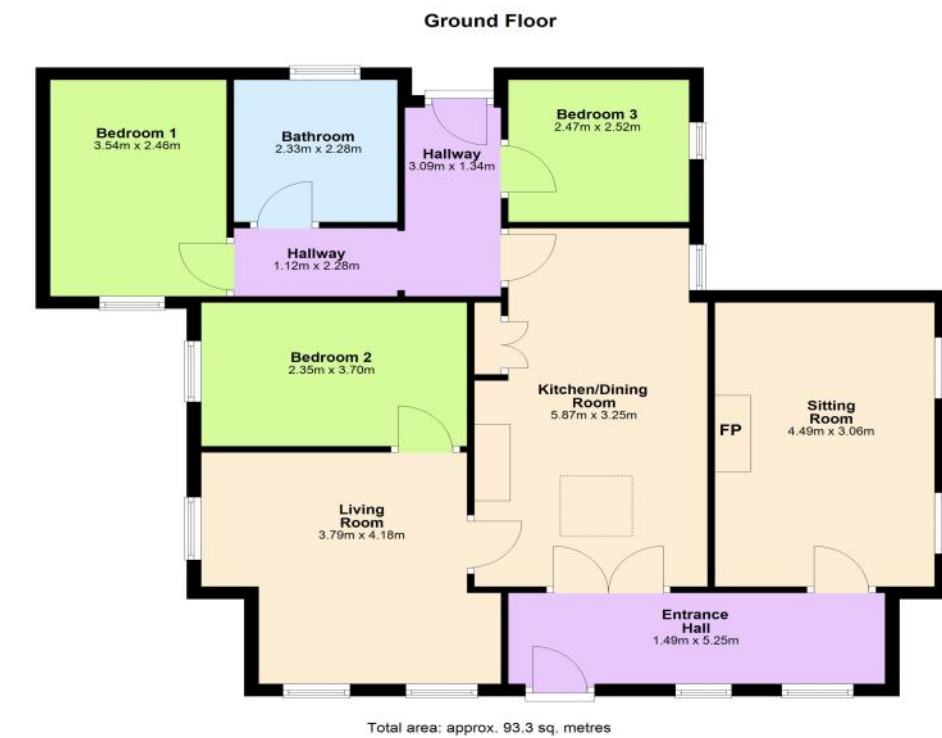
BER: F
BER No. 103408696
Energy Performance Indicator: 404.49 kWh/m²/yr



Escape The Hustle And Embrace Tranquillity.

Own A Charming Country Cottage With Panoramic views, Where Everyday Feels Like A Peaceful Retreat

A.M.V. €200,000



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