

BALLYBORO, CLONROCHE, ENNISCORTHY, CO. WEXFORD Y21 P652



Ref: P3272

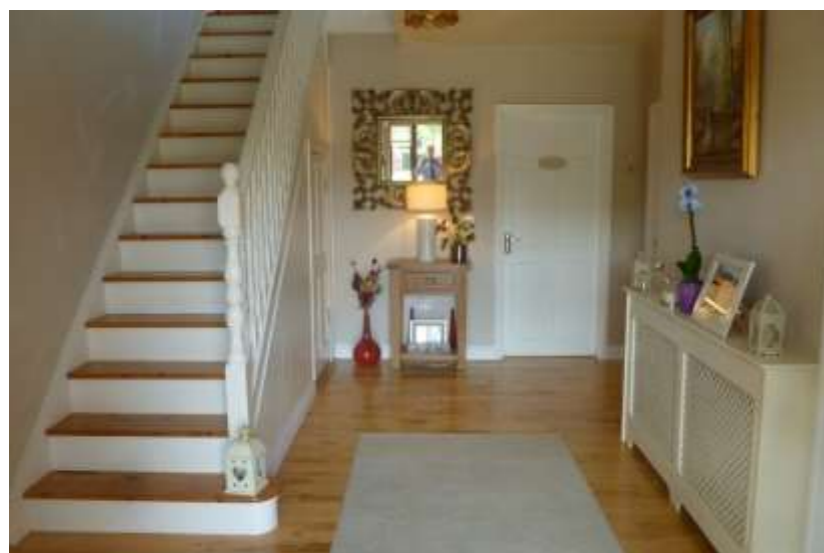
BER C1

QUINN PROPERTY

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BEAUTIFULLY PRESENTED DORMER STYLE RESIDENCE ON C. 0.62 ACRE SITE

For Sale By Private Treaty



LOCATION:

The property is located 3km from the village of Clonroche, a picturesque village situated in heart of Co. Wexford with amenities to include primary school, shops, pubs, service station, hair salon and chemist. It is located approximately 15km south of Enniscorthy and 25km north of New Ross along the N30 national primary route. The property is close to Cloughbawn GAA grounds, 5.7km from Poulpeasty, 7km from Ad-amstown, 19km from New Ross and approximately 10km from the Blackstairs Mountains.

DESCRIPTION:

This beautiful family home stands on c. 0.75 acre site and is brought to the market in pristine condition both internally and externally. Attention to details is immediately evident on entering the residence which is immaculately maintained and decorated. Accommodation is light filled and spacious and comprises of:



Entrance Hall:	6.1m x 3.05m	Solid timber floor, wooden radiator cover, hot-press
Living Room:	4.7m x 4.5m	Stove, timber floor
Kitchen & Dining Room:	5.5m x 4.3m	Tiled floor & splashback, fully fitted waist & eye level units, integrated microwave, electric oven, dishwasher, solid fuel stove, timber floor
Bathroom:	2.6m x 2.3m	Fully tiled, w.c., w.h.b., shower
Utility Room:	3.25m x 2.9m	Fitted units, washing machine and dryer
Bedroom 1: (Ground Floor)	3.9m x 3.7m	Carpet
Landing:		Timber floor
Bedroom 2:	5.0m x 3.5m	Mixture of timber and carpet floor covering
Ensuite:	2.6m x 1.2m	Fully tiled, w.c., w.h.b. shower
Bedroom 3:	4.5m x 3.7m	Timber floor
Bedroom 4:	5.9m x 2.9m	Timber floor
Bathroom:	4.3m x 2.2m	Fully tiled, w.c., w.h.b., bath and shower





OUTSIDE:

The residence is set back 80 meters from the road and is approached via Cast Iron gates with a gravelled driveway. The site is bounded with mature hedging and the grounds are beautifully manicured with mature shrubberies, flower beds (covered with Donegal Quartz Stone) and lawns.

A fine double garage to the front of the residence offers substantial storage space with accommodation to include: car space 6.4m x 5.3m, total attic space 8.5m x 4.5m x 2.4m (height), office space 3.7m x 2.8m, hallway 2.8m x 1.2m, W.C. 2.5m x 1.5m which is a useful feature in the building.



SERVICES AND FEATURES:

Oil Fired Central Heating
Private Well, Septic Tank
Double Glazing
Alarm System
Large Detached Garage & Out-Office With W.C.
Log Shed 3.6m x 2.8m & Pump House 2.1m x 1.4m
Property Extends To: 2,100 sq.ft.
Built: 2002



BER DETAILS:

BER: C1
BER No. 111395174
Energy Performance Indicator: 163.38 kWh/m²/yr

**THIS IS A STUNNING FAMILY HOME
AND MUST BE VIEWED**

Viewing Is By Appointment Only

A.M.V. €270,000



QUINN PROPERTY

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DIRECTIONS:

In Clonroche village turn right at Green's Supermarket, proceed for c. 2.5km, passing the GAA Club on the right hand side. Proceed for a further 500m and the property is on the right hand side with a **QUINN PROPERTY** signboard.

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. 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

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

