


Ref: P3351

BER G



**'ASKABEG', THE MOYNE,
ENNISCORTHY, CO. WEXFORD Y21 C8P9**

QUINN PROPERTY

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WELL APPOINTED 3 BEDROOM, DETACHED BUNGALOW ON A MATURE C. 0.3 ACRE SITE

For Sale By Private Treaty



LOCATION: 'Askabeg', the Moyne, enjoys a wonderful location in a much sought after and well established residential area. Within walking distance of Enniscorthy town centre offering a selection of amenities to include primary and secondary schools, churches, pubs, restaurants and hotels, leisure amenities, golf clubs, horse riding centres and hill walking.

Steeped in history, Enniscorthy is home to the beautiful Enniscorthy Castle, which dates from 1205. 'Vinegar Hill', made famous from the 1916 Rising can be seen from the town centre & The 1798 Visitor Centre is devoted to the history and aftermath of the 1798 Rising.

The Moyne is within easy access of the N11 and N80, 25km south of Gorey and 23km north of Wexford Town. Enniscorthy is on the main public transport route which makes accessibility to Wexford/Dublin easily available for commuters.



DESCRIPTION: 'Askabeg' is brought to the market in good condition with spacious living areas. Although now in need of modernisation, this family home exudes warmth and has been well maintained over the years. The property is of block construction with a tiled roof and a mix of double and single glazed windows.

Accommodation comprises of:

Entrance Hall:	5.5m x 3.8m	Parquet tiles, fitted closet
Cloak Room:	2.2m x 1.0m	
Wash Room:	2.2m x 1.9m	W.h.b.
Closet:	2.2m x 1.5m	Shelved
Inner Hall:	4.8m x 1.1m	Parquet tiles
Sitting Room:	5.4m x 3.9m	Carpet, oil burning stove
Kitchen/Dining Room:	6.5m x 4.5m	Fitted kitchen units, electric cooker, fridge, Stanley oil cooker, hot press, carpet & Marley floor covering, double doors to sunroom
Sunroom:	2.5m x 2.3m	Tiled floor
Utility Room:	4.0m x 2.7m	Washing machine, dish washer & w.c.





Bedroom 1:	4.3m x 3.8m	Fitted wardrobes, Marley floor covering
Bedroom 2:	4.3m x 2.8m	Fitted wardrobes, carpet
Bedroom 3:	4.0m x 4.3m	Carpet
Bathroom:	2.4m x 2.9m	Tiled walls, Marley floor covering, bath, w.c., w.h.b., shower over bath

OUTSIDE:

'Askabeg' offers superb potential to remodel or extend to one's own requirements. The residence is approached via a concrete driveway with well maintained lawn areas to both sides and a large lawn/garden area to the rear. There is a conservatory positioned to the back of the property, offering the perfect place for mindful moments and privacy to enjoy garden activities. Mature shrubs and fruit trees surround parts of the property's boundary.

A detached garage lies to the back of the house (6.5m x 4.5m).

SERVICES AND FEATURES:

Prime Location
Off Street Parking
Oil Fired Central Heating
All Mains Services
Property Extends To: 136.25m²
Built: 1969

BER DETAILS:

BER G
BER No. 111506440
Energy Performance Indicator: 484.95 kWh/m²/yr





DIRECTIONS:

From the N11, turn at Donohoe's Garage taking the R890. Proceed to the next roundabout and take the 3rd exit for The Moyne. Keep right at the next junction and after about 300m the property is on the left hand side with **QUINN PROPERTY** signboard.

'Askabeg' Has Enormous Potential & When Upgraded & Modernised Will Make A Superb Home

Viewing By Appointment Only

A.M.V. €185,000

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