

Ref: P3602

'WOODLEIGH' BALLINGATE, CARNEW, CO WICKLOW Y14HD68



BER D2

QUINN PROPERTY

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A MOST IMPRESSIVE 4 BEDROOM BUNGALOW AND GARAGE ON A C. 0.75 ACRE MATURE ELEVATED SITE

For Sale By Private Treaty



LOCATION:

Standing on a mature elevated site, "Woodleigh" enjoys stunning views of the surrounding rolling countryside. The residence is located on the main Carnew/Bunclody Road, the R746 and is 6km equidistant from both. Carnew is a busy town situated in south Co. Wicklow, close to both the Wexford and Carlow borders. It has a good range of shops and services, two primary schools and a large secondary school, while 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 amenities. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area. The property is close to the N80 and 20 km from Gorey and the N11.

DESCRIPTION:

Having been recently decorated, this impressive and beautifully presented property comes to the market in turn key condition. It was constructed in 1980 and extends to 156.33m². The property is approached via a tarmac driveway which extends to the front of the house with a cobble lock area to the rear. There are well maintained lawns, array of shrubberies and hedge rows to the front and side, giving excellent privacy. Accommodation consists of:



Entrance Hall:	3.4m x 2.6 m	Carpet
Inner Hall:	7.2m x 1.0m	Carpet, hot press
Sitting Room:	6.8m x 4.5m	Solid Oak floor, solid fuel stove
Conservatory:	4.1m x 3.9m	Tiled floor, double doors to the rear, under floor heating
Kitchen:	5.0m x 3.2m	Tiled floor, fitted kitchen with waist & eye level units, integrated dish washer, under counter fridge, Stanley gas cooker, gas hob, grill & fryer, extractor fan, microwave, tiled splashback and tiled floor
Utility Room:	3.0m x 2.5m	Tiled floor, fitted units, plumbed for washing machine, fridge freezer & door to rear
Master Bedroom:	3.7m x 3.0m	Carpet, fitted wardrobe
Ensuite:	4.6m x 2.2m	Tiled, bath, w.c., w.h.b., shower
Bedroom 2:	4.2m x 3.0m	Carpet, fitted wardrobe





Bedroom 3: 3.0m x 2.8m Carpet, fitted wardrobe
Bedroom 4: 3.0m x 2.8m Carpet, fitted wardrobe
Main Bathroom: 3.7m x 2.0m Tiled shower, w.c., w.h.b.



OUTSIDE:

Located outside is a large garage with double doors, part of which has been converted into a home office. It has the benefit of Oil Fired Central Heating



Accommodation includes:

Room 1: 4.8m x 4.0m
Room 2: 3.3m x 3.0m
Room 3: 3.3m x 2.4m
W.c. : 2.0m x 1.5m



SERVICES AND FEATURES:

Gas Central Heating
Private Water
Septic Tank
Mixture of Triple and Double Glaze Windows
Tarmac Driveway
Property Extends To: 156.33m²
Built: 1980



BER DETAILS:

BER D2
BER No. 111069738
Energy Performance Indicator: 296.88 kWh/m²/yr



“Woodleigh” Is An Ideal Family Home And Viewing Is Highly Recommended

A.M.V. €285,000

QUINN PROPERTY

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Email: sales@quinnproperty.ie

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DIRECTIONS:

From Carnew, take the Shillelagh Road, R725 and proceed for 2km. Turn left onto Bunclody Road R746 and proceed for 4km and property is on the left 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

