

QUINN PROPERTY

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FINE FOUR BEDROOM RESIDENCE ON C. 0.9 ACRE MATURE SITE

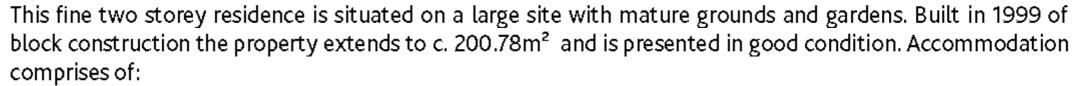
For Sale By Private Treaty



LOCATION:

The residence is located close to Askamore, 2.5km from Carnew along the Ferns road, in north Co. Wexford, close to the Wicklow boarder. Askamore village lies in a scenic location, c. 2km from the property, with church, community centre, sporting facilities and walking trails on Sliabh Bhuí. It is within close proximity to Coolattin Woods and Coolattin Golf Course. Carnew has a range of shops, services and both primary and secondary schools. Gorey and the N11 are located 18km to the east with a good array of services and amenities and it is 100km south of Dublin.

DESCRIPTION:



Porch: 1.5m x 1.4m Tiled

Entrance Hall: 3.8 m x 2.1 m Solid Maple floor, Teak stairs

Kitchen: 6.3m x 2.1m Andrew Ryan solid shaker Maple kitchen, electric cooker & hob, chimney

for stove

Utility: 4.1m x 2.35m Fitted units, plumbed for washing machine & dryer, tiled floor, back door

W.c., w.h.b., tiled floor

Conservatory: 3.9m x 3.25m Tiled floor, double door to patio, Pine beams in ceiling

Livingroom: 4.1 m x 3.8 m Solid Oak floor, Gowan fireplace, book shelved

Sittingroom: 5.0m x 4.15m Solid Maple floor, Gowan fireplace

First Floor Landing

Bedroom 1: 3.65m x 3.2m Timber floor, fitted wardrobes

Bedroom 2: 4.1m x 2.6m Timber floor

Main Bathroom: 3.0m x 1.75m Timber floor, w.c., w.h.b., electric shower, bath

Bedroom 3: 4.1m x 3.25m Timber floor, fitted wardrobes

Bedroom 4: 4.2m x 3.55m Timber floor, walk-in-wardrobe

Ensuite: W.c., w.h.b., electric shower, timber floor







OUTSIDE:

Property is approached via entrance piers to a gravelled driveway with ample parking and lawn to front with mature trees and walking path around the grounds.

Detached garage 8.0m x 5.0m.



SERVICES AND FEATURES:

Alarm
Private Water & Mains Water
Septic Tank
Oil Fired Central Heating
Built 1999
Property Extends To: c. 200.78m²
Detached Garage



BER DETAILS:

BER D1

BER No. 110201761

Energy Performance Indicator: 244.98kWh/m²/yr



DIRECTIONS:

From Carnew turn for Ferns at Sinnotts Pub. Proceed 2km and property is on the left hand side with **QUINN** PROPERTY sale board

Viewing By Appointment Only

A.M.V. €300,000

QUINN PROPERTY

www.quinnproperty.ie

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26 Main Street, Gorey, Co. Wexford Y25DP60











