

Ref: 8976

OULARTLEIGH, GLENBRIEN, ENNISCORTHY, CO. WEXFORD Y21 TP44



BER D1

QUINN PROPERTY

www.quinnproperty.ie

Three Bedroom Detached Bungalow with Detached Garage On 0.58 Acres of Mature Gardens For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are pleased to introduce this charming three-bedroom bungalow to the market. Located in the scenic area of Glenbrien, just outside Enniscorthy, the property enjoys a peaceful countryside setting with beautiful surrounding landscapes. Offering the perfect balance of rural living and modern convenience, the property benefits from close proximity to a wide range of local amenities, including shops, schools, cafés, and leisure facilities. The vibrant market town of Enniscorthy is based in the centre of County Wexford along the N11 Dublin to Rosslare route, it is 22 km north of Wexford town, 25 km south of Gorey and 105 km south of Dublin. It hosts a good range of shops, services, schools and amenities and an excellent range of commuting options with Irish Rail, Wexford Bus and Bus Eireann running excellent services.

The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, utility room, sunroom, three spacious bedrooms, ensuite and a family bathroom. This property is being sold fully furnished. This is an ideal family home, offering spacious and practical living accommodation suited to a growing family.



This property has been vacant for a number of years and we understand that it is likely to qualify for the 'Vacant Property Refurbishment Grant'.

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|----------------------|-------------|--|
| Entrance Hall: | 2.0m x 4.4m | Tiled flooring. |
| Inner Hall: | 1.1m x 4.4m | Tiled flooring, hotpress. |
| Sitting Room: | 4.2m x 5.6m | Timber flooring, tiled surround fireplace, solid fuel stove. |
| Sunroom: | 3.2m x 3.4m | Tiled flooring. |
| Kitchen/Dining Room: | 3.7m x 7.6m | Tiled flooring, fitted kitchen units at waist and eye level, tiled splashback, |
| Utility Room: | 1.6m x 3.0m | Tiled flooring, fitted units at waist and eye level, plumbed for a washing machine and dryer, door to rear garden. |
| Bathroom: | 3.1m x 2.2m | Fully tiled, W.C., W.H.B., bath. |
| Bedroom 2: | 3.1m x 3.5m | Timber flooring. |
| Bedroom 1: | 3.6m x 4.2m | Timber flooring. |
| Ensuite: | 1.1m x 3.0m | Tiled flooring, W.C., W.H.B., electric shower. |
| Bedroom 3: | 3.1m x 3.6m | Timber flooring |





OUTSIDE:

This property is approached via a hardcore driveway extending to the front and around the property, providing ample parking space and easy access to the rear, together with a generous front lawn area perfectly introduces this home. To the rear of the property is a large mature garden surrounded by an abundance of trees and abundance of shrubbery. The property also features a detached garage, extending C. 26 sq. m. This is a valuable asset to the property and can serve a variety of purposes including garage, workshop, or potential conversion to additional accommodation of this property (subject to the relevant planning permission) .



SERVICES AND FEATURES:

Private Water
Septic Tank
Property Extends To: C. 135m²
Built: 2003



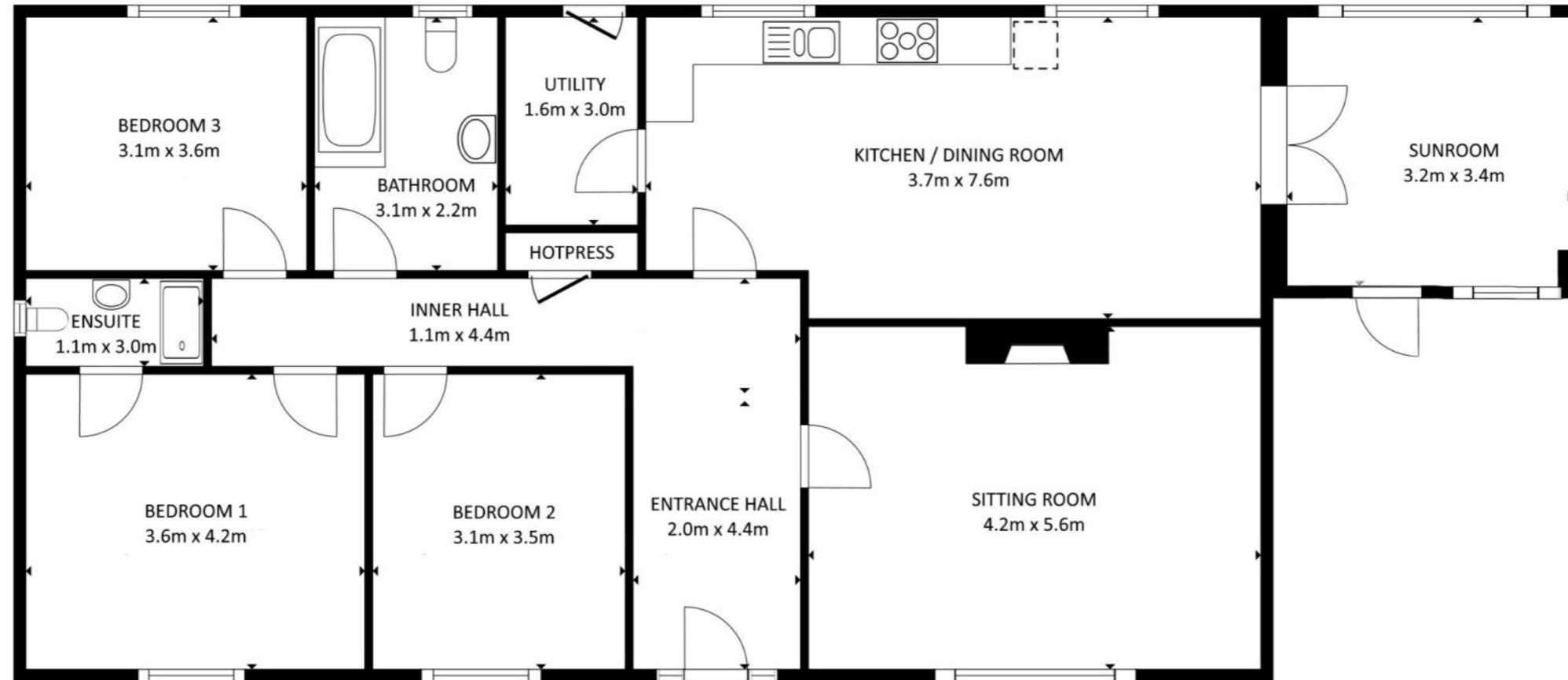
BER DETAILS:

BER: D1
BER No. 118060144
Energy Performance Indicator: 227.68 kWh/m²/yr



Spacious Detached Bungalow On C. 0.58 Acres Of Mature Gardens - Viewings Highly Advised

A.M.V. €295,000



FLOOR PLAN



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. 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.