

Ref: 8365

'LAMMTARRA', CRAAN, FERNS, CO. WEXFORD Y21 FH33



BER B3

QUINN PROPERTY

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Elegant Four Bedroom Bungalow On Large C. 0.8 Acre Site In Most Sought After Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are delighted to present this superb four bedroom residence to the market. This home is conveniently located at the edge of Ferns, mere minutes drive from all services to include primary school, shops, Pub, restaurant, and GAA Club. This beautifully maintained bungalow offers a perfect blend of comfort and charm, set in a sought-after and super-convenient location. Gorey is a 15 minute drive where an extended wealth of amenities are available to include restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. Dublin is a comfortable commute of approximately one hour. There are excellent commuter services from Gorey including Wexford Bus, Bus Eireann and a train station.

This bright and spacious bungalow is filled with natural light, creating a warm and inviting atmosphere throughout. Generously sized rooms and an open layout offer comfortable living with plenty of space to relax and entertain. Immaculately presented throughout, it is an ideal choice for those seeking a well designed home and is guaranteed to appeal to a wide range of purchasers. Accommodation comprises as follows:



Entrance Hall:	4.68m x 11.05	Tiled flooring, extensive storage
Living Room:	5.39m x 4.46m	Laminate flooring, open fire
Kitchen/Dining Room:	7.77m x 4.27m	Tiled flooring, fitted oak kitchen with waist and eye level units, integrated cooker, dishwasher, fridge freezer, recessed lighting
Utility Room:	2.98m x 2.37m	Tiled flooring, fitted oak units, back door
Family Room:	4.48m x 3.72m	Tiled flooring, recessed lighting, French doors to patio
W.C.:	2.09m x 0.97m	Tiled flooring, W.C., W.H.B.
Bathroom:	2.98m x 2.42m	Tiled, bath, electric shower over bath, W.C, W.H.B.
Bedroom 4:	3.49m x 3.83m	Carpet flooring
Bedroom 1:	6.13m x 4.18m	Carpet flooring
Walk-In-Wardrobe:	2.67m x 1.73m	Shelved
Ensuite:	2.67m x 1.19m	Tiled flooring, W.C, W.H.B., power shower
Bedroom 2:	3.89m x 4.18m	Carpet flooring
Bedroom 3:	2.99m x 3.29m	Carpet flooring





OUTSIDE:

Nestled in a peaceful setting, and approached by a winding gravel driveway, this delightful bungalow boasts beautifully maintained mature shrubbery, a spacious driveway and large sweeping lawns perfect for outdoor relaxation or entertaining.

Lammtarra offers stunning views of the rolling countryside nestled within green landscape and is ideal for new owners to put their own stamp on!



SERVICES AND FEATURES:

Private Well
Septic Tank
Oil Fired Central Heating
House Alarm
Large Attic
Built: 2007
Property Extends to c. 187m²



BER DETAILS:

BER: B3
BER No. 101023745
Energy Performance Indicator: 127.35 kWh/m²/yr



Spacious, Stylish Four-Bedroom Bungalow in Turn-Key Condition

A.M.V. €445,000

Ground Floor



Total area: approx. 185.7 sq. metres



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