

Ref: 8096



'WOOD COTTAGE', BALLYPRECAS, BUNCLODY, CO. WEXFORD Y21 AE14

BER C2

QUINN PROPERTY

www.quinnproperty.ie

Charming Three-Bedroom Cottage With Serene Countryside Views For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this peaceful country cottage to the market.

This property is located along the Bunclody to Killealy road, Bunclody is 1.5km from the property and is a bustling town located along the River Slaney. It has a number of primary and secondary schools as well as selection of supermarkets, pharmacies, medical facilities, shops, bars, restaurants and cafes. The award winning Bunclody Golf & Fishing Club is one of the finest courses in the region and attracts a large number of tourists to the area each year. Further sport and leisure activities in the area include horse riding, kayaking, GAA and soccer.

The property is set back from the main road and enjoys the benefit of the excellent surrounding countryside views. This home features an entrance hall and inner hall, a sitting room with doors out onto the decking towards the side of the house, a kitchen/ dining room, utility, family bathroom and three bedrooms, one with ensuite and walk in wardrobe and a home office or alternatively a fourth bedroom.



Accommodation comprises as follows:

Entrance Hall	4.0m x 1.25m	Tiled flooring.
Inner Hall	7.0m x 1.0m	Tiled flooring.
Sitting Room	3.7m x 3.2m	Laminate flooring, open fire, door to decking, fitted units.
Kitchen / Dining Room	4.7m x 3.1m	Tiled flooring, fitted kitchen units, electric oven, electric fan, gas hob, dishwasher, fridge freezer, tiled splash back, hot press.
Back Hall	3.0m x 2.0m	Utility, fitted units.
Family Bathroom	3.0m x 1.9m	Tiled flooring, bath and shower, W.C., W.H.B.
Bedroom 1	4.7m x 4.1m	Laminate flooring.
Walk in Wardrobe	2.4m x 1.6m	
Ensuite	2.4m x 2.1m	Fully tiled, shower, W.C., W.H.B., heated towel rail.
Bedroom 2	3.3m 2.7m	Laminate flooring.
Bedroom 3	4.1m x 3.0m	Laminate flooring, fitted wardrobe.
Office/ Bedroom 4	2.6m x 2.5m	Laminate flooring.





OUTSIDE:

This property is set back from the main public road and is access via a shared concrete driveway. The property features well-maintained lawns to the front and side, along with a tarmac driveway for parking. There is a decking area to the side of the property with vast countryside views.



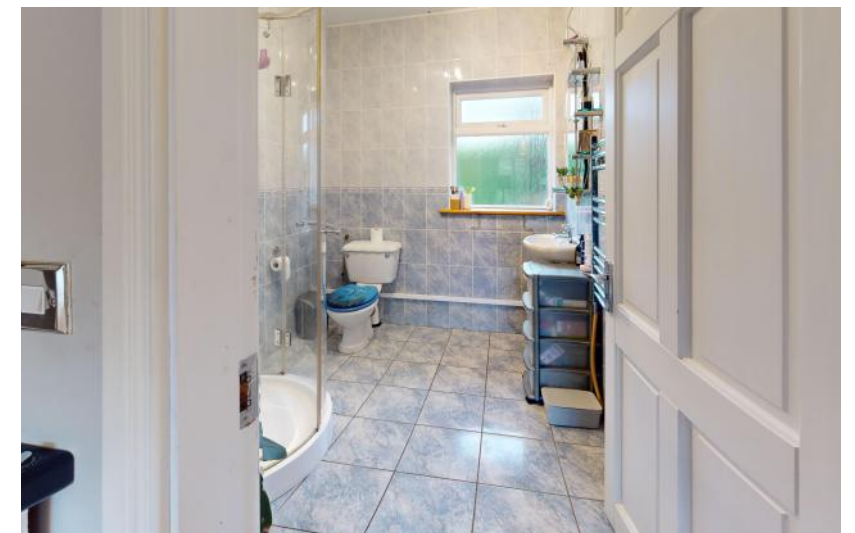
SERVICES AND FEATURES:

Septic Tank
Private well
Oil Fired Central Heating
Garden shed 3.0m x 2.3m (plumbed for washing machine)



BER DETAILS:

BER: C2
BER No. 106685589
Energy Performance Indicator: 194.81 kWh/m²/yr



Delightful Three-Bedroom Cottage With Picturesque Countryside Views

A.M.V. €295,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

