

Ref: 8456



NO. 8 ASHFIELD, TOMBRACK, FERNS, CO. WEXFORD Y21 NC42

BER C1

**QUINN PROPERTY**  
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# Spacious Four Bedroom Family Home With Large Gardens For Sale By Private Treaty



## LOCATION:

**QUINN** PROPERTY are delighted to present this attractive four bedroom detached residence on to the market. Ideally located in the village of Tombrack, Ferns, Co. Wexford. The village has a pub and a primary school, both are within walking distance of the property. Tombrack is just 4km from Ferns and 10km from Bunclody, both towns having a large range of amenities and services such as schools, supermarkets, churches, shops, restaurants and pubs.

## DESCRIPTION:

This property features generous outdoor space to both the front and rear of the property and convenient off road parking. This family home offers a welcoming feel, with an entrance hall, comfortable living room, home office, open plan kitchen and dinning room, W.C. and utility room on the ground floor along with four bedrooms, one ensuite, hotpress and family bathroom on the first floor.

## OUTSIDE:

The property benefits from a front lawn that wraps around either side, with a separate rear garden for added privacy. There is a cobble driveway from the road leading up to the front of the property and you will find a patio area with extensive lawns to the rear.

## SERVICES AND FEATURES:

All Main Communal Services

Oil Fired Central Heating

Built: 2007

Management Fee: €110 per month

(To include: grass cutting, street lightening, water and septic tank public liability)







Accommodation comprises of the following:

Entrance Hall:	4.7m x 3.9m	Tiled flooring, under the stairs storage.
Living Room:	4.7m x 4.7m	Lamanite flooring, marble fireplace surrounding.
Kitchen:	3.7m x 3.4m	Tiled flooring, fitted units at waist and eye level, electric oven, gas hob, extractor fan, fridge freezer, tiled splashback.
Dining Area:	3.2m x 3.4m	Tiled flooring, double doors to the rear.
Utility Room:	2.0m x 1.6m	Tiled flooring, fitted units, washing machine, back door.
W.C.	1.6m X 1.3m	Fully tiled, W.C., W.H.B.
Office:	2.7m x 2.0m	Lamanite flooring.
Hall:	3.3m x 3.1m	Carpet flooring.
Bedroom 1:	3.4m x 2.8m	Carpet flooring, fitted wardrobe.
Bedroom 2:	3.4m x 2.4m	Carpet flooring, fitted wardrobe.
Bedroom 3:	3.7m x 2.8m	Carpet flooring, fitted wardrobe.
Master Bedroom:	4.9m x 4.7m	Carpet flooring, fitted wardrobe.
En-Suite:	2.3m x 1.7m	Fully tiled, W.C., W.H.B., shower.
Family Bathroom:	2.4m x 2.3m	Fully tiled, bath, W.C., W.H.B.
Hotpress:	1.5m x 0.8m	Fitted shelves.

#### BER DETAILS:

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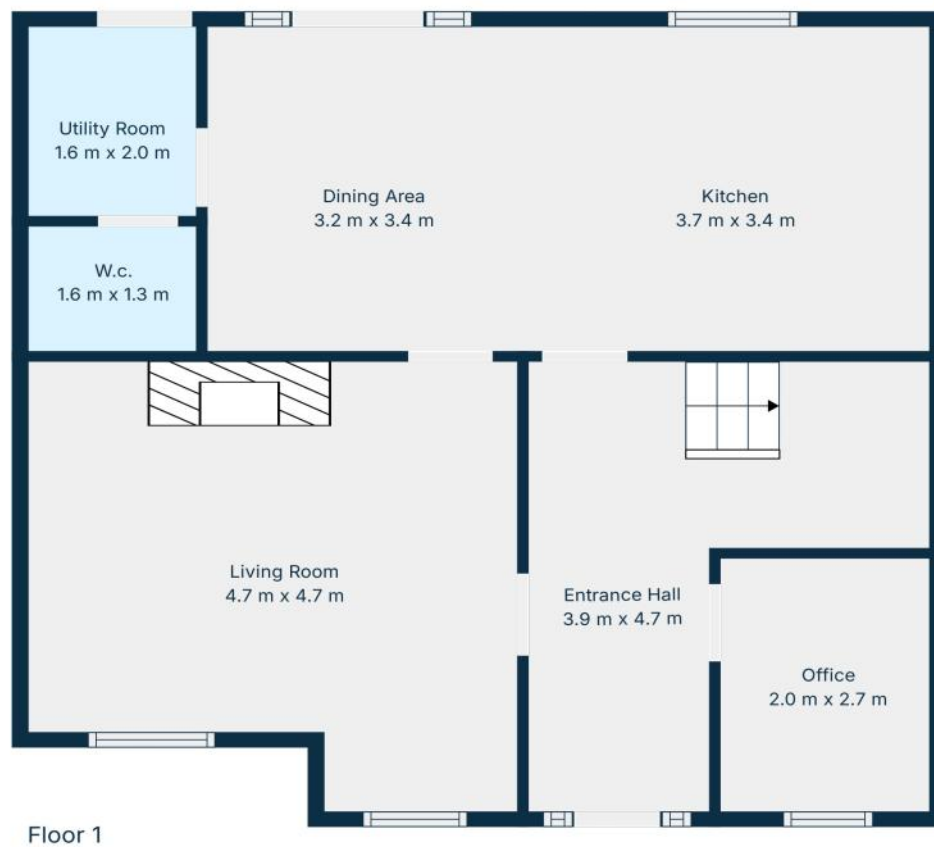
BER No.: 100806066

Energy Performance Indicator: 164.79kWh/m<sup>2</sup>/yr



Spacious Four Bedroom Family Home With Large Gardens

A.M.V. €335,000



**TOTAL: 138 m2**  
FLOOR 1: 69 m2, FLOOR 2: 69 m2  
EXCLUDED AREAS: WALLS: 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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 re-