



Ref: 8026 NO. 29 BERRYFIELDS, FERNS, ENNISCORTHY, CO. WEXFORD Y21 DA02

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QUINN PROPERTY

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Impressive Four Bedroom Detached Residence In Walking Distance To All Amenities For Sale By Private Treaty

QUINN PROPERTY are delighted to present this fabulous detached property to the market. Nestled on the edge of the village, No. 29 is part of the highly desirable 'Berryfields' development that enjoys an excellent location and offers the best of both worlds with the convenience of Ferns village and all its amenities a short walk away, whilst also giving that countryside feeling.

Ferns is an historic town located along the N11 in north County Wexford. It has a good range of services to include primary school, shops, pubs, restaurants, hair salons, pharmacy and churches. It also has excellent transport links with Expressway and Wexford Bus offering daily services. The Wexford Centre of Excellence and Ferns GAA Club are both close by. The property is 17km south of Gorey, 8km from Enniscorthy, with the M11 only a ten-minute drive making south Dublin a comfortable commute. A short drive will take you to some of Wexford's finest beaches such as Morristcastle and Curracloe.

Built in 2007 and extended and upgraded more recently, this bright and stylish home is presented in excellent condition throughout. Approached via a cobble lock driveway with mature shrubberies on either side, one is immediately impressed with the attractive brick façade and the welcome porch with its warm tones that invite you into accommodation that is designed for modern-day living. This briefly comprises of entrance hall, downstairs WC, living room, open-plan kitchen/dining room which flows seamlessly into a second dining room and to an impressive sun room on the ground floor, while upstairs four generously sized bedrooms, one en-suite, and a family bathroom offers much sought after generous space. Detailed accommodation is as follows:

Ground Floor:

Entrance Hall:	5.3m x 2.6m	Tiled flooring, stairs to first floor
W.C.:	1.7m x 1.4m	Tiled flooring, WC, WHB
Living Room:	5.3m x 3.8m	Carpet flooring, solid fuel stove, double doors to kitchen/dining room
Kitchen/Dining Room:	3.9m x 6.5m	Tiled flooring, high gloss fitted kitchen with waist and eye level units, integrated electric oven, electric hob, gas hob, dishwasher, fridge freezer, free standing island with Marble worktop, tiled backsplash
Utility:	3.9m x 1.9m	Tiled flooring, fitted high gloss units, washing machine, freezer, back door
Dining Room 2:	6.1m x 3.8m	Tiled flooring, garden views
Sun Room:	4.2m x 3.8m	Tiled flooring, vaulted ceiling, French doors to patio area, garden views
Landing:	1.9m x 4.0m	Carpet flooring, shelved hot press, recessed lighting
Bedroom 1:	3.7m x 4.1m	Carpet flooring fitted wardrobes
En-Suite:	2.7m x 1.1m	Tiled flooring, double shower, WC, WHB, recessed lighting
Bedroom 3:	3.7m x 3.0m	Carpet flooring, fitted wardrobes
Bedroom 4:	4.5m x 2.7m	Carpet flooring, fitted wardrobes
Bedroom 2:	2.0m x 1.3m	Carpet flooring, wardrobes
Bathroom:	2.1m x 2.4m	Tiled flooring, WC, WHB, bath, power shower





OUTSIDE:

The front of the house features a cobble lock driveway with private parking and attractive shrubberies to either side. To the rear, the meticulously maintained garden is a standout feature. Fully enclosed with attractive fencing that provides privacy, the thoughtful layout includes well established borders, rockeries, pebble stone surface with an abundance of mature trees, shrubs, seating area, all complimented by a fabulous sand stone paved patio area framed with an elegant wrought iron surround.

Whether you're hosting a summer barbecue, enjoying a quiet morning coffee, or simply relaxing in the sunshine, this inviting outdoor space is idyllic for both entertaining, a children's play area and everyday enjoyment.

The garden also benefits from dual side access and a large steel framed garden shed for ample storage completes the picture.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Cobble Lock Driveway & Private Parking To The Front
Large Front & Rear Low Maintenance Gardens
Dual Side Access
Corner Site
Security Lighting, Alarm System & C.C. T.V.
Property Extends to 176.6m²
Built: 2007

BER DETAILS:

BER: B3
Ber No. 106556533
BER No. Energy Performance Indicator: 127.88 Wh/m²/yr



'An Exceptional Opportunity To Purchase A Wonderful Family Home
Or An Investment Property In A Much Sought After Area'

A.M.V. €365,000



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