

Ref: 9117



BRACKERNAGH, BALLYCANNEW, GOREY, CO. WEXFORD Y25 DC96



QUINN PROPERTY

www.quinnproperty.ie

Charming Four Bedroom Bungalow On Beautifully Maintained Grounds In An Excellent Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

Quinn Property are delighted to present this delightful bungalow to the market. Ideally located just off the Gorey to Ballycanew road, this property is approximately 3km from the vibrant village of Ballycanew and just 7km from Gorey Town. The property benefits from convenient access to a wide range of everyday amenities and services in both locations. Ballycanew is a thriving community offering a host of local services including a primary school, churches, community centre, two supermarkets, a filling station, garage, hair salon and takeaway outlets. Gorey has an excellent choice of schools in primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil. There is a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. Wexford is a 45-minute drive, Enniscorthy a 25-minute drive while Dublin is a comfortable commute of approximately one hour.

Set on a spacious and beautifully maintained C. 0.96 acre site, this bungalow offers generous space both inside and out. Accommodation briefly comprises of a large, open-plan kitchen/dining/living area, a separate living room, a family bathroom and four well-proportioned bedrooms, one with an ensuite and walk in wardrobe. This thoughtfully laid out home provides ample space for comfortable family living, with flexible rooms ideal for both relaxation and entertaining.

While the property currently carries an F BER rating, its energy efficiency can be significantly improved through a number of straightforward upgrades, with the potential to achieve a B rating. Further details are available in the BER Certificate and Advisory Report.

Accommodation extends to C. 120m² and comprises as follows:

Entrance Hall:	1.0m x 4.9m	Tiled flooring.
Kitchen / Dining / Living Room	6.5m x 3.3m 4.5m x 3.3m	Tiled flooring, feature fireplace, solid fuel stove, island, granite worktops, integrated dishwasher, Belfast sink, electric oven with gas hob, extractor fan, fitted kitchen units, Hotpress, recessed lighting.
Living Room:	4.6m x 3.3m	Laminate flooring, feature fireplace with stove.
Bedroom 4:	3.3m x 2.4m	Laminate flooring, pleasant garden views.
Bedroom 3:	3.3m x 2.4m	Laminate flooring, pleasant garden views.
Hallway:	0.9m x 3.3m	Tiled flooring.
Bedroom 2:	3.3m x 2.5m	Laminate flooring.
Bedroom 1:	4.3m x 2.9m	Laminate flooring, dual aspect.
Dressing Area:	3.0m x 2.7m	Tiled flooring, fitted wardrobes.
Ensuite:	1.2m x 2.7m	Fully tiled, W.C., W.H.B., shower.
Bathroom:	3.3m x 1.7m	Tiled flooring, W.C., W.H.B., heated towel rail, bath with overhead electric shower, panelling.





OUTSIDE:

To the front, a charming garden is approached through a pedestrian gate and features a concrete driveway providing convenient off-street parking. The mature gardens are enhanced by an attractive selection of established trees, well-maintained lawns and colourful shrubbery, creating a welcoming approach to the property. To the rear, the property enjoys the significant benefit of a desirable south-facing garden, which enjoys an abundance of natural sunlight throughout the day. The garden offers a wonderful blend of both practical and leisure spaces, including a gravelled area, concrete yard, polytunnel, outdoor tap and garden shed, making it particularly appealing to those with a passion for gardening. The grounds are further complemented by an impressive variety of fruit trees and native Irish trees, adding a wonderful sense character and privacy. With its mature planting, sunny aspect and excellent range of garden facilities, this beautiful outdoor space is sure to appeal to those seeking a peaceful garden retreat perfect for relaxing and entertaining.



SERVICES AND FEATURES:

Mains Water
Septic Tank
Solid Fuel Heating with Back Boiler
Set up for Oil Fired Central Heating
Property Extends To: C. 120m²
Built: 1960



BER DETAILS:

BER: F
BER No. 107802167
Energy Performance Indicator: 366.47 kWh/m²/yr



Own A Charming Country Cottage Where Everyday Feels Like A Peaceful Retreat

A.M.V. €375,000

Ground Floor



Total area: approx. 120.0 sq. metres

Brackernagh



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.