

REF: 9377

BALLYLARA, BALLINAHASK, KILMUCKRIDGE, CO. WEXFORD Y25 P597



BER C

QUINN PROPERTY
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Charming Three Bedroom Bungalow On C. 0.4 Acres Of Mature Gardens For Sale by Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming three-bedroom bungalow to the market. Nestled in the heart of the countryside, this property is conveniently located just 3km from both the vibrant village of Kilmuckridge and the beautiful Tinnaberna Beach. Kilmuckridge offers a great range of amenities, including primary and secondary schools, shops, restaurants, pubs and a hotel. It is also close to a selection of many golden sandy beaches, being just 7km from the Blue Flag' Morriscastle Beach and Blackwater, 13km from Ballinesker and Curracloe and 20km from Courtown. The property enjoys an excellent location for commuters, situated approximately 22km from Enniscorthy and 25km from Courtown. The property enjoys an excellent location for commuters, situated approximately 22km from Enniscorthy and 25km from Courtown. A daily local link bus service provides convenient commuter connections to Gorey, which boasts an extensive range of leisure amenities, services and local facilities.



Inside the property you will find a bright and spacious entrance hall, fine sized living room with an open fireplace, a open-plan kitchen / dining room with breakfast bar, separate utility, three well proportioned bedrooms, one ensuite and a family bathroom. Presented in great condition both inside and out, this property would be ideally suited to family living, offering a tranquil setting for those seeking a peaceful lifestyle in the countryside, while still being within easy reach of local amenities and the coast.

Outside, the property features a wraparound tarmac driveway providing ample space for parking and a generous, mature lawn which enjoys attractive views across the surrounding scenic countryside. The grounds offer excellent potential for further landscaping, allowing the new owners to create an outdoor space tailored to their own preferences. A timber garden shed also provides additional outdoor storage.



SERVICES AND FEATURES:

Mains Water
Septic Tank
Oil Fired Central Heating
Built: 1999
Property Extends To: C. 120m²

BER DETAILS:

BER: C
BER No.: 106085962
Energy Performance Indicator:
214.82kWh/m²/yr



Entrance Hall: 2.0m x 4.4m
1.0m x 7.5m

Laminate flooring.

Living Room: 4.1m x 4.5m

Laminate floor, open fireplace.

Kitchen/ Dining 3.5m x 5.9m

Tiled flooring, fitted units at waist level, tiled splashback, electric cooker, electric hob, extractor fan, plumbed for washing machine and dishwasher, breakfast bar, dual aspect.



Utility: 2.0m x 2.3m

Tiled flooring, fitted units at waist level, door to rear garden.

Bedroom Two: 4.3m x 5.0m

Laminate flooring, garden views.

Bathroom: 3.5m x 3.5m

Fully tiled, bath, separate shower, W.C., W.H.B., heated towel rail.



Bedroom Three: 3.5m x 3.5m

Laminate flooring.

Master Bedroom: 3.2m x 3.8m

Laminate flooring.

Ensuite: 1.4m x 2.0m

Tiled flooring, electric shower, W.C., W.H.B.



A.M.V: €325,000

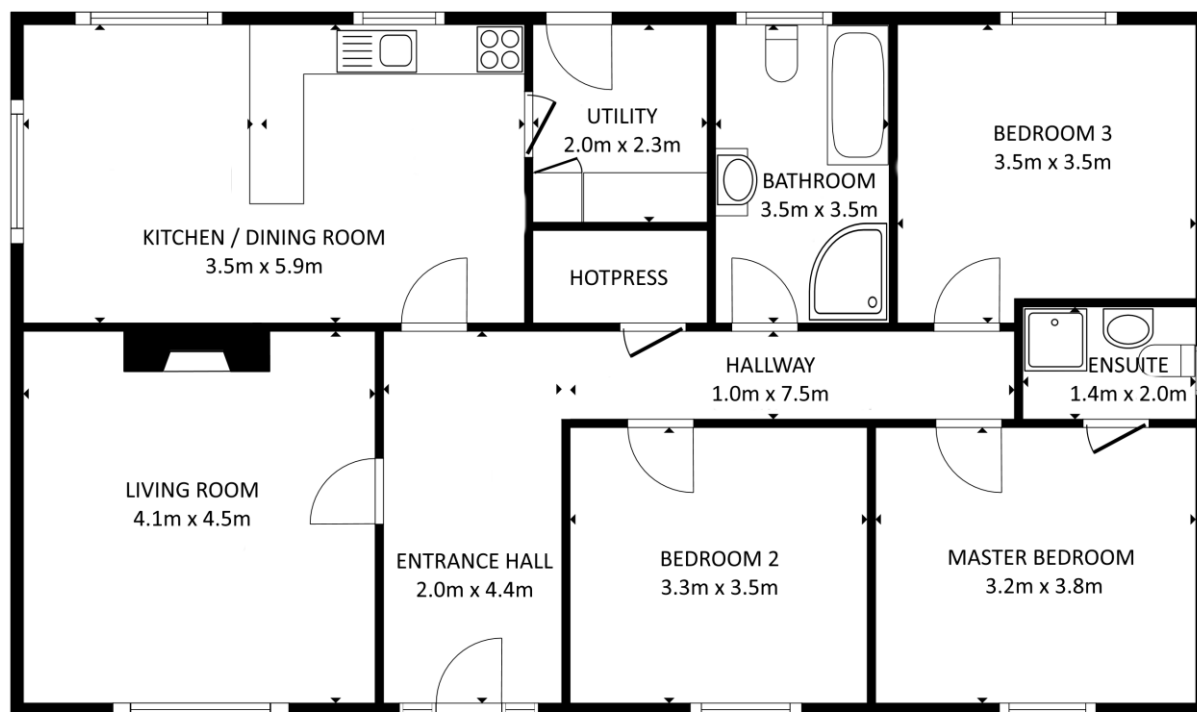
Three-Bedroom Bungalow In A Vibrant, Well-Connected Location - Early Viewing Advised

QUINN PROPERTY

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FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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