

Ref: 8253

CRORY, FERNS, CO. WEXFORD Y21E3W5



BER D2

QUINN PROPERTY

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Charming Three Bedroom Residence With Garage & Stables On Large C. 1 Acre Site For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this delightful property, nestled in a wonderful location and offering a rare combination of space, convenience and versatility.

The property is 20km from Gorey, 8.5km from Enniscorthy and 3km from the historic village of Ferns offering a good range of amenities to include primary schools, shops, pubs, restaurants, churches and sporting facilities. Wexford's wonderful GAA Centre of Excellence is only 1.5km away from the property. Bus Eireann and Expressway also offer excellent daily commuter services from Ferns.

The residence is set on a generous one acre site with a well-maintained home that is complemented by a private garage, kennels and a stable. This property is ideal for equestrian enthusiasts, those seeking additional storage and workshop space. The outdoor space is both functional and inviting, enhancing the property's overall appeal and versatility.

The expansive grounds provide plenty of room for outdoor living, gardening, or future development, while the mature surroundings ensure privacy. The large paddock offers separate access so whether you're looking for a family home with space to grow or a country escape within easy reach of local amenities, this property ticks all the boxes.

This home has been well maintained by its current owners. This bright and well presented property offers a fresh, welcoming atmosphere throughout. Bright sun filled rooms make this property ideal for comfortable living and is a wonderful blank canvas for the new owners. This property is sure to attract strong interest from buyers seeking space and versatility, don't miss your chance, schedule a viewing today!. Accommodation comprises as follows:

Ground Floor:

Entrance Hall:	1.6m x 1.3m	Linoleum flooring
Sitting Room:	4.8m x 4.7m	Linoleum flooring, open fire
Office/T.V. Room:	4.0m x 2.6m	Linoleum flooring
Living Room/Dining Room:	4.0m x 3.0m	Linoleum flooring, stairs to first floor
Kitchen:	3.7m x 3.7m	Linoleum flooring, fitted units
Utility Room:	3.0m x 2.7m	Linoleum flooring, back door



First Floor:

Landing:	4.4m x 1.0m	Carpet flooring
Bedroom 1:	4.5m x 4.0m	Carpet flooring
Bedroom 2:	4.2m x 2.8m	Carpet flooring
Bedroom 3:	3.6m x 2.8m	Carpet flooring
Bathroom:	2.7m x 2.5m	Linoleum flooring, electric shower, W.C., W.H.B.



SERVICES & FEATURES:

Private Water
Septic Tank
Oil Fired Central Heating
Under Floor Heating On Ground Floor
Heat Pump
Built: 1970
Property Extends To: 133m² Approx.

OUTSIDE:

Large Lawn And Garden
Stables 3.5m x 3.5m
Garage 4.7m x 3.6m
Store House 5.7m x 4.0m
Kennels 8.0m x 8.0m

BER DETAILS:

BER: D2
BER No: 118590835
Energy Performance Indicator: 294 kWh/m²/yr

A.MV. €300,000



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Don't Miss This Unique Opportunity To Secure A Well Located Property With Endless Potential Within Easy Reach of Gorey and the M11

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

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