



Woodlands, Ferns, Co Wexford

Y21C9N4

Asking Price: €290,000



DOUGLAS NEWMAN GOOD
DNG
O'CONNOR & O'CONNOR

DESCRIPTION

Located on the Ballycarney to Ferns Road, this very well presented 3 bedroom bungalow, is located on a lovely scenic site, just 3km from the village of Ferns, and c. 12km from Enniscorthy town centre, within easy reach of the M11 Motor Way for commuters.

The property is approached by tarmacadam driveway, with lawned gardens and mature shrubbery. A small private garden is tucked away leading from the living area and enjoying the views while enjoying al fresco dining.

This home comprises briefly of living room, kitchen, dining room, family sitting room, storeroom, shower room, 3 bedrooms, with ensuite off. Detached storage room could easily be used as a home office or similar.

Boundaries well defined by mature hedgerow, timber fencing and brick walls. PVC double glazed windows and doors throughout with tiled apex roof.



ACCOMMODATION

Entrance Hall 2.38m x 2.41m (7'10" x 7'11").

Living Room 5.47m x 4.88m (17'11" x 16'). Stove fireplace with red brick and timber surround. Patio doors leading to paved area.

Kitchen 3.95m x 3.56m (13' x 11'8"). fully fitted kitchen.

Dining Room 2.29m x 3.99m (7'6" x 13'1").

Sitting Room 4.62m x 3.66m (15'2" x 12'). Wood flooring. Solid fuel stove with brick surround and timber mantle.

Store Room 1.65m x 1.34m (5'5" x 4'5").

Shower Room 2.09m x 1.63m (6'10" x 5'4"). Electric Shower, wc, and whb.

Bedroom 1 3.05m x 4.11m (10' x 13'6").

Bedroom 2 3.67m x 4.09m (12' x 13'5").

Master Bedroom 3.71m x 3.08m (12'2" x 10'1").

Ensuite 3.27m x 1.62m (10'9" x 5'4"). With storage and hanging area, wc, shower and whb.



KEY FEATURES

- Storage shed
- Easy commute location
- Well presented
- Scenic area
- Private patio area



SERVICES

- Private well water & private septic tank
- Broadband



BER DETAILS

BER:

BER No:

Energy Performance Indicator: kWh/m²/yr

ASKING PRICE

Asking Price: €290,000



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 141.9 m²
TOTAL : 141.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor. For further information please contact:

Barty O'Connor
053 93 77147
info@dngoconnorandooconnor.ie



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