

Ref: 9220

BALLINABOOLA, NEWBAWN, CO. WEXFORD Y35 W273



BER C1

QUINN PROPERTY

www.quinnproperty.ie

Excellent Five Bedroom Family Residence On Beautifully Maintained Grounds For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are delighted to present this exceptional five bedroom family residence to the market. Centrally located in Ballinaboola, just 10km from New Ross and less than 30km from Wexford Town, this property enjoys an excellent location with a wide range of leisure and recreational amenities nearby. Ballinaboola is a quaint village with amenities to include shop, filling station and hotel while a wider range of amenities can be found in nearby New Ross, with shops, services and numerous sporting, arts and cultural facilities. This property would make a perfect family home, with two crèches, two national schools and excellent secondary school options all within the surrounding area. New Ross is an excellent location for commuters, with easy access to the N25 linking Waterford, Cork and Rosslare, while the N30 provides access to Enniscorthy. The town is also well served by bus routes to Waterford, Dublin, Dublin Airport, Rosslare Europort and Cork.

The property is also within a 30-minute drive of the stunning Wexford coastline and Cullenstown Bay. Enjoying a picturesque setting, the property benefits from beautiful views of Carrickbyrne Hill and the Browne-Clayton Column, providing a scenic backdrop to this wonderful home.

This impressive home is bright and spacious throughout and extends to C. 212m². A welcoming entrance hall leads into the living room with bay windows and a feature fireplace, double doors lead into the dining room which flows effortlessly into the kitchen. A second living room would make a perfect children's play room and has double doors leading outside. On the first floor you'll find five well-proportioned bedrooms with two ensuites and one balcony overlooking the scenic countryside and a family bathroom.



OUTSIDE:

An abundance of colour is seen as you approach the property via the tarmac driveway. The gardens are beautifully landscaped within the splendid country setting and offer a wide selection of mature trees and established shrubbery to include a Japanese Maple, Red Robbin and Roses. The garden also features raised flower beds, a concrete base which would be suitable for a garden shed or workshop and a feature pump. Both the house and grounds of this property will be envied by many.



SERVICES AND FEATURES:

Private Water
Private Sewage
Oil Fired Central Heating
Large Attic Space
Adjoining Garage With Roller Shutter And Loft Space
Built 1999

BER DETAILS:

BER: C1
BER No. 118834415
Energy Performance Indicator: 165.91kWh/m²/yr



Entrance hall:	3.7m x 3.6m	Solid oak flooring, under-stair storage, stairs to first floor.
Living room:	6.5m x 4.1m	Solid pine flooring, feature marble fireplace with insert stove, bay window, coving.
Dining room:	4.9m x 4.1m	Solid oak flooring, bay window, abundance of natural light, gas stove.
Kitchen / Breakfast room:	4.2m x 3.6m	Natural crushed stone flooring, breakfast bar, fitted waist high and eye level units, dishwasher, double electric oven and five ring gas hob, extractor fan, fridge/freezer, recessed lighting.



TV / Play room:	5.8m x 3.7m	Solid pine flooring, double doors to front garden, door to shower room.
Shower room:		Tiled flooring, W.C., W.H.B., power shower.
Landing:		Timber flooring.
Bedroom 1:	2.7m x 4.1m	Timber flooring, scenic views.
Ensuite:		Timber flooring, W.C., W.H.B., vanity unit, power shower.
Bedroom 2:	3.3m x 4.1m	Timber flooring, door to balcony.
Ensuite:		Timber flooring, W.C., W.H.B., power shower.



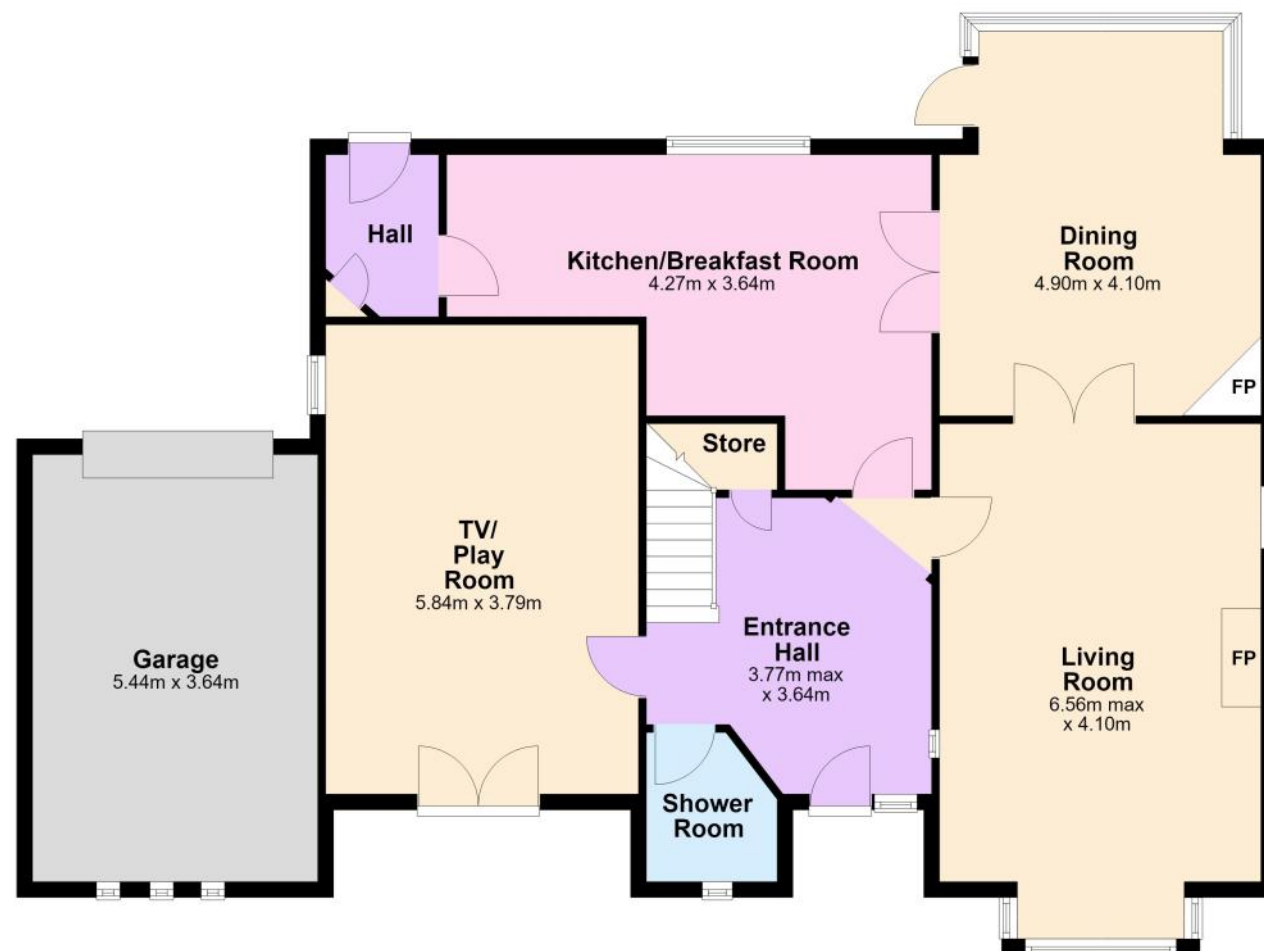
Bedroom 3:	2.6m x 3.6m	Timber flooring.
Bedroom 4:	3.2m x 3.9m	Timber flooring, scenic country views.
Hotpress:		Timber flooring, abundance of shelving.
Bedroom 5:	4.6m x 3.8m	Timber flooring, scenic views of Carrickbyrne Hill.
Family Bathroom:	2.1m x 2.5m	Timber flooring, W.C., W.H.B., feature corner bath, electric shower, vanity unit.



Comfort, Space, and Timeless Appeal — The Perfect Family Home

A.M.V. €450,000

Ground Floor



First Floor



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.