

P4338

'FERNWOOD', NO. 3 WORLOUGH VALLEY, BALLYEDEN, GOREY, CO. WEXFORD Y21 X223



BER **C2**

QUINN PROPERTY

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CHARMING DORMER STYLE BUNGALOW ON C. 1.25 ACRES OF MATURE LANDSCAPED GARDENS

For Sale By Private Treaty



LOCATION:

Located in a scenic part of north Co. Wexford, 1km from Ballyoughter village with primary school and church, 4km from Camolin (N11) and Ballycanew (R741), 12km south of Gorey, 6 minutes from the Clough Roundabout on the R772 and exit onto the M11. The property is only 8km from a number of north Wexford's finest beaches, 15 minutes drive to Courtown Golf Club and Ballymoney Golf Club. Other notable local amenities include Barnadown Equestrian Centre, Wells House & Gardens, Courtown Adventure & Leisure Centre and The Pirates Cove.

DESCRIPTION:

No 3 Worlough stands on its own grounds with independent access from the public road. Nestled in mature grounds, it is set back from the public road and is approached by a gravelled driveway. The residence was built 20 years ago and is presented in good condition throughout and briefly comprises of entrance hall, diningroom, livingroom, sunroom, kitchen, utility, shower room and a bedroom on the ground floor with a further three bedrooms (one ensuite) and a family bathroom upstairs. It sits on c. 1.25 acres of mature, landscaped grounds which had the accolade of winning the 'Best Garden in Wexford' award a number of years ago. There are a number of secluded areas in the gardens, one of which used to be a kitchen garden, there are also a number of specimen trees to include fruit trees and Acers. The property is approached via electric wooden gates with gravelled driveway leading to the residence. It is surrounded by beautiful landscaped grounds and mature trees and shrubs, giving it a wonderful sense of privacy. There is a large garage to the side of the house.



Accommodation comprises of:

Entrance Hall:	2.3m x 6.9m	Timber floor
Dining Room:	4.5m x 4.1m	Timber floor, open fire, fitted shelving
Living Room:	5.4m x 4.8m	Carpet, open fire, bay window, shelving
Sunroom:	3.7m x 3.7m	Timber floor, double door to patio
Kitchen:	4.9m x 4.5m	Tiled floor, fitted ground & eye level units, fridge/freezer, electric double oven & hob, dishwasher
Utility Room:	1.8m x 1.7m	Washing machine/dryer, fitted units, back door
Shower Room:	2.6m x 1.3m	W.c., w.h.b., shower
Bedroom 1:	4.2m x 3.6m	Timber floor, fitted shelving
First Floor		Landing. Hot press
Bedroom 2:	6.0m x 3.7m	Carpet, two windows





Ensuite: 2.1m x 2.7m W.c., w.h.b., shower, tiled floor
Bedroom 3: 4.1m x 2.9m Timber floor
Bedroom 4: 3.8m x 3.0m Timber floor
Bathroom: 3.2m x 2.2m W.c., w.h.b., corner bath, tiled floor



SERVICES AND FEATURES:

Oil fired central heating
Private well
Septic tank
Fully alarmed
Electric gates
Property extends to: 199.8m²
Built: 2004
Solid timber floors throughout
Wonderful rural setting with mature gardens on c. 1.25acre site
Excellent primary school within walking distance and popular local church
Motorway to Dublin is just 6 minutes away



BER DETAILS:

BER: C2
BER No. 100442417
Energy Performance Indicator: 181.07 kWh/m²/yr



This Is A Wonderful Family Home And Must Be Viewed To Be Appreciated. Viewing Is By Appointment Only

A.M.V. €325,000

QUINN PROPERTY

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DIRECTIONS:

From Gorey head out the R741, (Gorey to Ballycanew road). Proceed for c. 6km and turn right after Springmount Garden Centre, signposted for Camolin/Ballyoughter, proceed for c. 4km to Ballyoughter Cross Roads, turn left, proceed for about 1.4km and the property is the second entrance to Worlough Valley on the left hand side with a **QUINN** PROPERTY signboard.

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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

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