

Ref: 7178



NO. 8 MARLFIELD, DRUMGOOLD, ENNISCORTHY, CO. WEXFORD Y21 K5H2

BER C1

QUINN PROPERTY

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SPLENDID THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH MANICURED GARDENS

For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this charming semi-detached property. The property is a mere 2 minute 's stroll to Drumgoold Retail Centre with shop/service station, hairdressers and barbers, 3km from Enniscorthy, and 23 kilometres from Wexford town.

The residence is located in a mature and well established small development and is close to all services. Enniscorthy offers a comprehensive suite of amenities to include primary and secondary schools, restaurants, shops, pubs, hotels, leisure centres and GAA and soccer clubs. Wexford town is a twenty minute drive and south Dublin can be reached in a little over an hour via M11. Commuter Services such as Wexford Bus, Bus Eireann and the railway station offer convenient hourly services.



The property boasts many features including excellent parking. To the front of the property there is a concrete driveway which is surrounded by a wrought iron fence with grass area and flower bed to the left. It has a large cobblelock and pebble maintenance free enclosed rear garden ideal for entertaining on warm summer evenings. The property also has the benefit of a garden shed.

No. 8 presents itself in excellent condition with spacious light filled rooms that are all tastefully decorated by its present owner. This property also offers new owners the exciting prospect of converting the second floor which is fully floored.

The property briefly comprises of sitting room, kitchen/dining room, utility room and W.C. on the ground floor with three bedrooms and a bathrooms on the first floor. Accommodation is as follows:



| | | |
|-----------------------|--------------|--|
| Entrance Hallway: | 2.7m x 1.9m | Tiled flooring, under stair storage |
| Sitting Room: | 3.7m x 4.5m | Laminate flooring, open fire |
| Kitchen/Dinning Room: | 4.6m x 3.7m | Tiled flooring, fitted eye level and waist units, dishwasher, electric cooker, fridge freezer, French doors o garden |
| Utility Room: | 1.6m x 2.7m | Tiled flooring, plumbed for washing machine and dryer, door to back garden |
| W.C.: | 1.4m X 1.7.m | Tiled flooring, W.C., W.H.B. |



First Floor

| | | |
|-------------------|-------------|--|
| Landing: | 1.8m x 2.0m | Carpet flooring, this space incorporates shelved hot press |
| Master Bedroom: | 3.0m x 4.6m | Semi solid flooring |
| Walk-in-Wardrobe: | 2.1m x 1.6m | Semi solid flooring, fully shelved |
| Bedroom 2: | 3.5m x 3.0m | Semi solid flooring |
| Bedroom 3: | 3.5m x 3.3m | Semi solid flooring |
| Bathroom: | 1.8m x 2.2m | Fully tiled, corner shower, W.C., W.H.B. |



SERVICES AND FEATURES:

- Oil Fired Central Heating
- Mains Water & Sewage
- Mature Garden Area
- Large Communal Grounds
- Floored Attic Space
- Ample Car Parking
- Year of Construction: 2006
- Property Extends To: c. 106.08m²



BER DETAILS:

- BER: C1
- BER No. 117451377
- Energy Performance Indicator: 163.07kWh/m²/yr



This Charming Property Will Appeal To A Range of Buyers

A.M.V.€245,000



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