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NO. 71 CLUAIN BUÍ, THE MOYNE, ENNISCORTHY, CO. WEXFORD Y21 P6R2



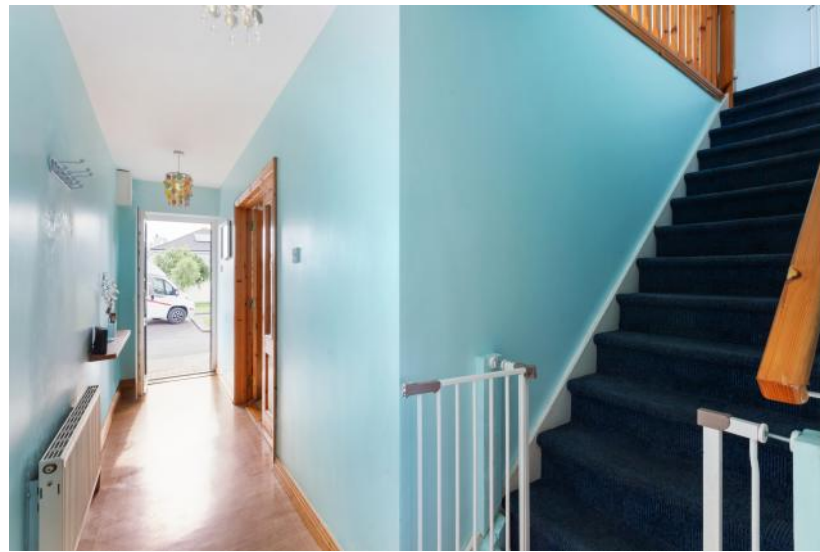
BER C1

QUINN PROPERTY

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# WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME FOR SALE BY PRIVATE TREATY



## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to present to the market this three-bedroom semi-detached residence located in a mature development, conveniently located within the village of Ferns.

Ferns is an historic town located along the N11 in north Wexford. It has a good range of services to include primary school, shops, pubs, restaurants and churches. Ferns has a good range of transport links with Expressway and Wexford Bus offering daily services. Sporting facilities are well catered for with The Wexford Centre of Excellence located just outside the village, while the Ferns GAA playing fields are also a few minutes' walk outside the village. The property is 17km south of Gorey, 28km from Wexford town, 8km from Enniscorthy with the M11 only a ten-minute drive making south Dublin a comfortable commute.



This lovely family home is presented in excellent condition throughout with accommodation briefly comprising of entrance hall leading into a cosy living room, kitchen cum dining room with sliding doors overlooking a well maintained back garden with patio area, mature lawns, wooden boundary fencing, trees and shrubs, a wonderful space for family living, summer barbeques and entertaining, this is also accessed via a separate side entrance. Upstairs, you will find three bedrooms, one of which is en-suite and a family bathroom. Overall, accommodation is light filled, well presented and ready for immediate occupation. It comprises as follows:

Entrance Hall:	5.42m x 1.02m	Linoleum flooring, stairs to first floor
Living Room:	4.39m x 4.03m	Linoleum flooring, stove, large front window
Utility:	0.93m x 2.58m	
Kitchen/Dining Room:	3.49m x 5.15m	Linoleum flooring, wooden fitted kitchen unit, gas cooker, fridge freezer, washing machine, patio doors to rear garden,
Landing:	2.00m x 3.35m	Carpet flooring
Bedroom 1:	4.49m x 5.15m	Carpet flooring, fitted wardrobes
En-Suite:	0.81m x 2.58m	Linoleum flooring, electric shower, fully tiled, WC, WHB
Bathroom:	2.00m x 1.70m	Laminate flooring, bath with tiled surround, WC, WHB
Bedroom 2:	3.35m x 2.95m	Carpet flooring
Bedroom 3:	3.35m x 2.10m	Carpet flooring







### OUTSIDE:

To the front of the house there is a cobble lock path and grass area with on street parking. A side entrance leads to an attractive rear garden with a lovely patio area, manicured lawns, shrubs and trees that also boasts two sheds, offering excellent storage and organization.

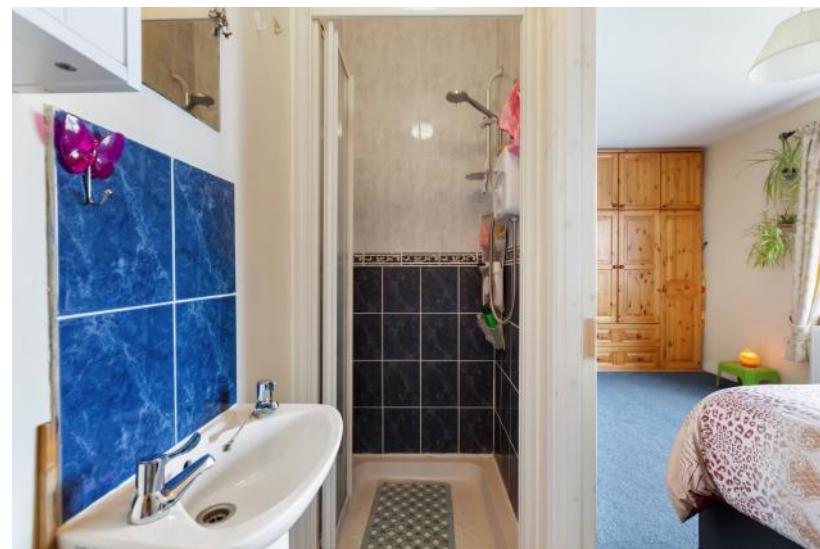
The large metal shed is ideal for storing tools, bikes, garden equipment, or even setting up a hobby workspace, thanks to its durability and security.

The smaller wooden shed is perfect for storing outdoor cushions, garden supplies, or children's toys, keeping everything tidy and close at hand.



### SERVICES AND FEATURES:

Mains Services  
Oil Fired Central Heating  
Property Extends To: 93m<sup>2</sup>  
Built: 2002  
Excellent Village Location



### BER DETAILS:

BER: C1  
BER No. 100615087  
Energy Performance Indicator: 171.77 kWh/m<sup>2</sup>/yr

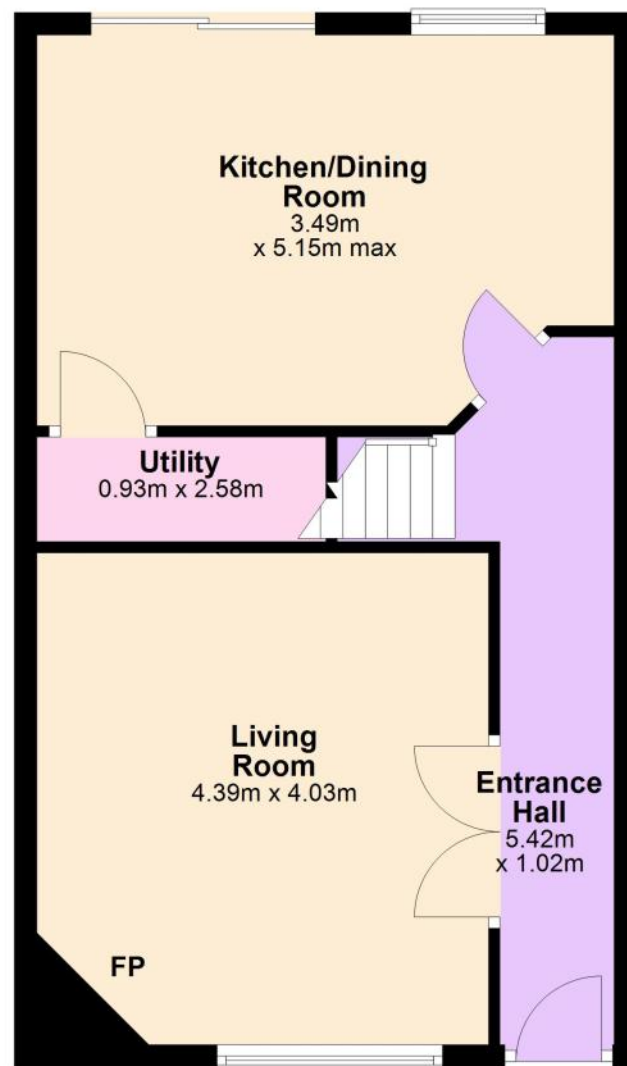


This Is A Perfect Family Home, First Time Buyer's Home And / Or Investment Property, Early Viewing Is Recommended

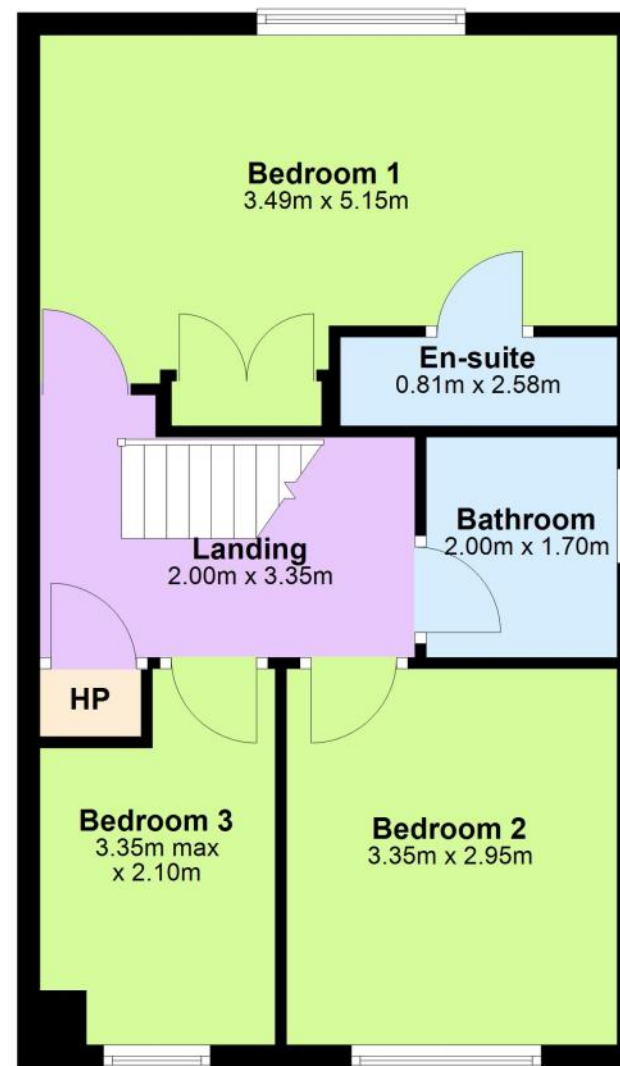
A.M.V. €225,000



## Ground Floor



## First Floor



Total area: approx. 92.9 sq. metres



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