

Ref: 8565

GLASLACKEN, BUNCLODY, CO. WEXFORD Y21 C789



BER B3

QUINN PROPERTY
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Most Attractive Four Bedroom Cottage With Mature Garden & Outbuildings For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this chic four bedroom bungalow to the market. The property is located 4km from the thriving town of Bunclody in north Wexford. Adjoining the Carlow border, Bunclody is a vibrant town with a number of primary and secondary schools, a large selection of supermarkets, shops and services. It is along the N80, only 20km north of Enniscorthy and 30km south of Carlow town. Wexford Town can be reached in 40 minutes and South Dublin in under 90 minutes.

This beautifully presented four-bedroom bungalow sits proudly on c.0.7 acres of private gardens, offering a perfect blend of modern style and comfort. Inside, the home impresses with its chic interiors, elegant décor, and generous living spaces. The extensive garden, complemented by useful sheds and outdoor entertaining space, completes this exceptional home.



Accommodation comprises as follows:

Entrance Hall:	4.5m x 2.0m	Ceramic tiled flooring, double doors to inner hall
Inner Hall:	4.0m x 2.4m	Ceramic tiled flooring, fitted display units, solid fuel stove, hotpress
Bedroom 1:	4.2m x 3.1m	Carpet flooring, fitted wardrobes
Bedroom 2:	4.2m x 3.1m	Carpet flooring, fitted wardrobes
Sitting Room:	5.5m x 4.2m	Laminate flooring, solid fuel stove with cast iron surround, coving, fitted T.V. unit and shelving
Office/ Study:	2.8m x 2.4m	Carpet flooring, floor to ceiling fitted units
Family Bathroom:	3.5m x 2.0m	Fully tiled, jacuzzi bath, W.C., W.H.B, power shower
Bedroom 3:	4.3m x 4.0m	Carpet flooring, fitted wardrobe
Master Bedroom:	4.3m x 4.0m	Carpet flooring, fitted wardrobe
Ensuite:	3.5m x 1.0m	Electric shower, W.C., W.H.B.
Kitchen/Dining/ Living Room:	8.5m x 3.5m 3.6m x 2.8m	Ceramic tiled flooring, Rayburn oil cooker with feature surround, dish washer, fridge freezer, quartz worktop and splash back, electric oven and electric hob, recessed and down lighting
Utility Room:	3.0m x 1.6m	Tiled flooring, plumbed for a washing machine, fitted units. Door to rear





OUTSIDE:

Accessed via electric gates, the property is approached by a sweeping driveway that leads up and around the home, creating an impressive sense of arrival. The mature gardens feature manicured lawns to the front and side, complemented by granite kerbing and a spacious patio area ideal for outdoor living. To the rear, an enclosed detached two-bay, steel-framed shed (approx. 12.0m x 10.0m) with sliding doors, and a concrete yard offers excellent space with outstanding potential for a variety of uses.



SERVICES AND FEATURES:

Oil Fired Central Heating
Septic Tank
Well Water
Alarm
Pump house (5.0m x 4.0m)
Shed (12m x 3.3m)
Built: 1999
Property Extends to C. 182m²



BER DETAILS:

BER: B3
BER No.
Energy Performance Indicator:



Where Contemporary Comfort Meets Countryside Charm

A.M.V. €480,000



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