

Ref: 7312

COOLATTIN, BUNCLODY, CO. WEXFORD, Y21 XR26

BER C2

QUINN PROPERTY

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**Exceptional 4/5 Bedroom Dormer Style Residence With Stone Built Garage  
On C. 0.75 Acres of Landscaped Grounds  
For Sale By Private Treaty**







#### LOCATION & DESCRIPTION:

This spacious family home is located in an excellent setting and only 5km from Bunclody along the N80. Bunclody is a bustling town located along the River Slaney. It has a number of primary and secondary schools as well as selection of supermarkets, pharmacies, medical facilities, shops, bars, restaurants and cafes. The award winning Bunclody Golf & Fishing Club is one of the finest courses in the region and attracts a large number of tourists to the area each year. Further sport and leisure activities in the area include horse riding, kayaking, GAA and soccer. Bus Eireann and Wexford Bus both service Bunclody with further bus and rail services available in Enniscorthy (15km drive) and Dublin can be reached within 90 minutes.

**QUINN PROPERTY** are delighted to bring to the market this exceptional family home with detached stone garage. Located in a country setting, it lies on approximately a 3/4 acre site and is approached via a sweeping gravel driveway with extensive well maintained lawns, gardens and mature hedging on all boundaries. It is impossible not to enjoy and fall in love with these professionally landscaped gardens offering a myriad of features such as pergola with granite pillars, decking and gravelled patio off the sunroom, slated gazebo, natural hand built stone walls surrounded by landscaped lawns and box hedging with mature boundaries in sculpted pleached Lime trees. This wonderful property also offers the benefit of a beautiful stone built garage.

Constructed in 2003, this superior country residence extends to c. 182m<sup>2</sup> over two floors and is laid out to optimize space and functionality with attention to detail evident throughout. You will be struck by how it has been meticulously cared for by its present owners and offers many beautiful features internally also to include a spacious light filled hallway on entry and hard wood Oak floors. Each tastefully decorated room is light filled and generously apportioned. The property oozes charm and taste and viewing of this property is highly recommended.







Accommodation comprises as follows:

Entrance Hall:	2.0m x 1.8m	Tiled flooring
Inner Hallway:	3.8m x 3.6m	Solid Oak flooring, stairs to first floor, double doors with glass panels
Sitting Room:	4.6m x 3.5m	Solid Oak flooring, feature marble fire place with insert stove, double doors to kitchen/dining room
Kitchen/Dining Room:	7.6m x 3.2m	Solid Oak/tiled flooring, fitted kitchen units, waist and eye level, electric cooker with gas hob, dishwasher, extractor fan, tiled splashback, feature pine beam
Utility Room:	2.2m x 1.9m	Tile flooring, fitted waist and eye level units, plumbed for washing machine, door to rear garden
Sunroom:	4.0m x 3.5m	Tiled flooring, French doors to rear garden, recessed lighting
Study/Bedroom 5:	3.4m x 3.0m	Solid Oak flooring, fitted wardrobes
W.C.:	2.0m x 2.0m	Tiled flooring, W.C., W.H.B., storage, plumbed for shower
Landing:	7.0m x 1.1m	Carpet flooring
Master Bedroom:	5.2m x 3.6m	Carpet & laminate flooring, fitted wardrobes
Ensuite:	3.4m x 2.5m	Tiled flooring, W.C., W.H.B, heated towel rail. Electric shower with tiled surround
Bedroom 2:	3.4m x 3.0m	Carpet flooring
Bedroom 3:	3.8m x 3.2m	Carpet flooring, fitted wardrobes
Bedroom 4:	3.5m x 3.0m	Laminate flooring, fitted wardrobes
Bathroom:	3.4m x 3.0m	Fully tiled, W.C., W.H.B., shower
Hotpress:		Dimensions included above, shelving







#### BER DETAILS:

BER: C2

BER No. 106265275

Energy Performance Indicator: 178.19Wh/m<sup>2</sup>/yr



#### SERVICES & FEATURES

Custom Shutters Throughout

Private Sewage

Private Well

Wired For Alarm

Fibre Broadband Available

Professionally Landscaped Gardens

Contemporary Hand Crafted Pergola With Granite Pillars

Natural Hand Built Stone Walls

Box Hedging, Landscaped Lawns, Flowering Shrubs

Summer House With Granite Piers and Large Windows

Decking And Gravelled Patio

Mature Boundaries In Sculpted Pleached Lime Trees

Gravelled Driveway

Electric Gates

Detached Stone Garage 6.8m x 4.0m







Don't Miss This Unique Opportunity To View This Wonderful Property

Viewing Is Highly Recommended

A.M.V. €475,000









# QUINN PROPERTY

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