

Ref: P6622

BALLYBAWN, SCREEN, CO. WEXFORD Y21 TP64

BER C1

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# Delightful Three Bedroom Dormer Bungalow On C.0.5 Acres of Mature Grounds For Sale By Private Treaty



## LOCATION:

This fine family home is located just minutes off the Wexford to Gorey road (R741) and, whilst in a country setting, it is just a few minutes drive from the coastal destinations of Blackwater and Curracloe. Curracloe village offers a hotel, bars, filling station, convenience store and sporting facilities. Blackwater is a popular coastal village with good range of shops, services, amenities and primary school, it was voted Wexford's tidiest town in 2019. The property is a few minutes drive from the coast with a great choice of beautiful beaches at Ballinesker & Curracloe. Wexford town is 14km, Enniscorthy 18km, Gorey 28km, and south Dublin can be reached within ninety minutes.

The area in general is a popular tourist location and this property offers an ideal opportunity for a prospective purchaser to acquire a residential or holiday home in the area.



## DESCRIPTION:

The property is approached via a tarmac driveway and is well set back from the public road in a private and peaceful setting. The surrounding grounds have the benefit of mature trees and hedging, green lawn area to both sides of the property and ample car parking space. The residence is presented in great condition and would make a perfect family home. Accommodation is bright and airy and comprises as follows:



Entrance Hall:	4.4m x 2.2m	Timber flooring, stairs to first floor
Sitting Room:	4.6m x 3.7m	Timber flooring, feature fire place with open fire, bay window
Kitchen/Dining Room:	6.5m x 3.5m	Tiled flooring, fitted waist high and eye level kitchen units, electric cooker, plumbed for dishwasher, sliding door to garden
Utility:	2.0m x 1.9m (A.W.P.)	Tiled floor, washing machine, dryer, back door
Bedroom 1:	3.7m x 3.0m	Laminate flooring
En-suite:	Included above	Tiled flooring, W.C., W.H.B., shower
Landing:	2.2m x 0.9m 1.2m x 1.2m	Carpet flooring



Bedroom 2:	4.1m x 3.7m	Carpet flooring
Ensuite:	3.0m x 1.7m	Timber flooring, W.C., W.H.B., electric shower
Bathroom:	3.0m x 1.8m	Timber flooring, W.C., W.H.B., bath, hotpress
Bedroom 3:	4.5m x 3.4m	Carpet flooring



**SERVICES AND FEATURES:**  
 Oil Fired Central Heating  
 Private Water  
 Septic Tank  
 Excellent Views  
 Mature Gardens  
 Property Extends To: C122m<sup>2</sup>

**BER DETAILS:**  
 BER: C1  
 BER No. 117897504  
 Energy Performance Indicator: 164.24kWh/m<sup>2</sup>/yr



**Wonderful Country Residence In  
 An Excellent Setting**

**A.M.V. €330,000**



# QUINN PROPERTY

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