

Ref: 8968

BORRMOUNT, BREE, ENNISCORTHY, CO. WEXFORD Y21 N2C0



QUINN PROPERTY

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THREE BEDROOM DETACHED COTTAGE ON C 0.4 ACRES FOR SALE BY PRIVATE TREATY

LOCATION & DESCRIPTION:

This property is located in Borrmount village, 4km from Bree, 5km from Enniscorthy town and just 4km from the M11. Enniscorthy is a thriving market town situated along the N11 and the River Slaney. There is a vast array of shops, services, primary and secondary schools servicing both a large urban and rural population. There is a swimming pool, several sports grounds including a rugby club and GAA club. Enniscorthy also offers several hotels including the five star Monart Destination Spa. Surrounding the town there is an 18-hole golf course. Enniscorthy has an excellent range of commuting option with Irish Rail providing easy commuting to Dublin Connolly/Rosslare Harbour, Wexford Bus & Bus Eireann, convenient access to the M11 to Dublin, N30 to New Ross, and N80 linking to Carlow.

This residence is a two-up, two-down cottage, that has been extended to the rear in more recent times. The original dwelling dates back over 100 years. We understand that this property is likely to qualify for the 'Vacant Property Refurbishment Grant'.

Accommodation comprises of:

- | | | | |
|-----------------|-------------|----------------|-----------|
| • Kitchen: | 4m x 1.7m | Tiled Floor | |
| • Living room: | 4m x 3.3m | Tiled Floor | |
| • Utility Room: | 2.2m x 1.2m | Tiled Floor | |
| • Back Hallway: | 2.4m x 2.1m | | |
| • Bathroom: | 2.3m x 2.2m | | |
| • Bedroom 1: | 3.7m x 3m | Timber Floor | |
| • Bedroom 2: | 3.7m x 2.6m | Laminate Floor | |
| • Bedroom 3: | 3.9m x 2.5m | Laminate Floor | Open Fire |
| • Garden Shed: | 10m x 3m | | |

BER DETAILS:

- BER: G
- BER No. : 119517308
- Energy Performance Indicator: 415.00 kWh/m²/yr

Services & Features:

- Excellent Location
- Mains Services Water
- Septic Tank

This is an exciting prospect for those seeking a property with character, privacy, and scope to create a truly special home.

A.M.V €100,000

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.