

Ref: 7850

LODGEWOOD, FERNS, CO. WEXFORD Y21 YK30



BER A3

QUINN PROPERTY
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**Excellent Four Bedroom 'A Rated' Residence With Double Garage C. 0.6 Acre Site
For Sale By Private Treaty**





LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this beautiful four bedroom family home to the market. Enjoying a wonderful location, it's scenic setting is complimented with picturesque views of Sliabh Bhuí, Mount Leinster and the Blackstairs Mountains. This area offers an abundance of outdoor pursuits and is renowned for its fabulous walking, hiking and mountain biking trails with breathtaking views of valleys, peaks and rolling hills.

The property is 20km from Gorey, 10.5km from Enniscorthy, and 2.3km from the historic village of Ferns offering a good range of amenities to include primary schools, shops, pubs, restaurants, churches and sporting facilities. Wexford 's wonderful GAA Centre of Excellent is only 1.5km away from the property. Bus Eireann and Expressway also offer excellent daily commuter services from Ferns.



Gorey is a twenty minute drive and offers a vast choice of schools, restaurants, boutique shopping, pubs, hotels, and an array of local and leisure amenities . There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station. The property is 5 minutes drive to connect to the M11 at Frankfort Roundabout, leaving south Dublin an hour's commute.

Constructed in 2003, this home has been well maintained by its current owners and is presented in pristine condition throughout. Nestled in a peaceful setting, just minutes from Ferns, this beautifully presented home offers a perfect blend of space, comfort, scenic surroundings and stunning views of Sliabh Bui. With an abundance of natural light and a layout designed for modern living, this property is ideal for families seeking room to grow or anyone looking for a serene retreat with all the benefits of nearby village life.

Step inside to discover a bright and airy interior where space is in generous supply. The home features a well-appointed open-plan living area, perfect for entertaining or simply relaxing with family. The property boasts versatile living spaces, with ample room for a home office. Each room is designed to offer comfort and functionality, with a sense of openness and flow that enhances daily living. Furthermore, this as an energy efficient home with an A3 BER rating.



Outside, the property boasts a well-maintained tarmac driveway to the front , offering ample parking and ease of access. To the rear, the driveway seamlessly transitions into an attractive cobble-lock and decking area. This spacious decking area is ideal for relaxing, entertaining, or enjoying outdoor dining in a private setting. A standout feature of the exterior is the large, detached garage, providing generous storage space or potential for a workshop. The outdoor space is both functional and inviting, enhancing the property's overall appeal and versatility. The property also comes with the benefit both a wooden and steel garden sheds.



Accommodation Comprises As Follows:

Ground Floor:

Entrance Hall:	4.0m x 2.5m	Tiled flooring, closet, stairs to first floor
Sitting Room:	7.0m x 4.3m	Oak flooring, wood burning stove, double doors to dining room, coving
Dining Room:	4.3m x 3.0m	Oak flooring, coving
Kitchen/Living Room:	6.6m x 4.0m	Tiled and oak flooring, fitted kitchen with breakfast bar, dishwasher, electric cooker, electric hob, extractor fan, fridge freezer, tiled splash back
Utility Room:	2.6m x 2.0m	Tiled flooring, plumbed for washing machine, fitted units
W.C.:	2.0m x 1.1m	Tiled flooring, W.C., W.H.B.,
Office:	3.4m x 2.8m	Oak flooring

First Floor:

Landing:	5.6m x 1.1m	Timber flooring
Bedroom 1:	4.5m x 3.5m	Timber flooring, slide robe, bay window
Ensuite:	2.7m x 2.5m	Timber flooring, shower W.C., W.H.B.
Walk-In-Wardrobe:	1.5m x 1.0m	Timber flooring, shelved
Bedroom 2:	3.2m x 2.8m	Timber flooring, slide robe
Bedroom 3:	4.6m x 3.2m	Timber flooring
Bedroom 4:	4.1m x 3.5m	Timber flooring
Bathroom:	2.7m x 2.6m	Timber flooring, bath, shower, W.C., W.H.B.

SERVICES & FEATURES:

Private Water
 Septic Tank
 Heat Pump
 Wooden Garden Shed
 Steel Garden Shed
 Built: 2003
 Property Extends To: 193m² Approx.
 Large Double Garage/Roll Over Doors 6.2m x 6.0m
 Decking Area

BER DETAILS:

BER: A3
 BER No: 111815288
 Energy Performance Indicator: 74.01 kWh/m²/yr

This Detached House Offers A Perfect Blend Of Countryside Living Within Easy Reach of Gorey and the M11



A.M.V. € 400,000





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