

Ref: 8280

HARPERSTOWN, TAGHMON, CO. WEXFORD Y35 PH96



BER C2

QUINN PROPERTY

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DELIGHTFUL FOUR BEDROOM DORMER BUNGLOW WITH BREATHTAKING SCENIC VIEWS ON C. 0.6 ACRE SITE For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this charming four bedroomed property located 4km from Taghmon, 15km from Wexford and 30km from New Ross. Taghmon offers an array of amenities to include, Community Centre, Family Resource Centre, GAA and Athletic Clubs, Primary School, shops, restaurants, post office, credit union and pharmacy. The property benefits from excellent road links, it is close to the N25 and is within a 15 minutes drive of Wexford Town. Local Link Wexford Buses, plus Bus Eireann Routes connect Taghmon to Wexford Town, Wellingtonbridge and New Ross.

This charming dormer bungalow in Harperstown is approached by a tarmacadam driveway. The property features a bright open-plan layout kitchen/dining area with the benefit of two downstairs bedrooms (one –ensuite). The first floor of the property boasts two large, light-filled bedrooms that create bright, comfortable spaces perfect for relaxation.

This home is bright and airy throughout, with natural light enhancing every room and accommodation comprises as follows:



Entrance Hallway:	5.58m x 3.21m	Laminate flooring, stairs to first floor
Living Room :	4.78m x 4.03m	Laminate flooring, feature fireplace with open fire, bay window, dual aspect
Kitchen/Dining Room:	3.17m x 5.86m	Laminate flooring, fitted waist high and eye level units, electric cooker, extractor fan, tiled splashback, dishwasher, French doors to garden, dual aspect
Utility Room:	3.17m x 1.89m	Tiled flooring, plumbed for washing machine, door to rear garden
W.C.:	Included above	Tiled flooring, W.C., W.H.B.
Storage Area:	Included above	
Bedroom 3:	2.78m x 2.49m	Laminate flooring
Bathroom:	2.08m x 2.99m	Tiled flooring, W.C., W.H.B., bath, electric shower
Bedroom 4:	3.00m x 4.01m	Laminate flooring, bay window
Landing:	4.49m x 2.19m	Carpet flooring
Hotpress:	Included above	
Bedroom 1:	5.25m x 4.06m	Carpet flooring, dual aspect
Bedroom 2:	5.25m x 3.91m	Carpet flooring, dual aspect
Shower Room:	1.55m x 2.19m	Linoleum flooring, W.C., W.H.B., electric shower, velux window



OUTSIDE:

Set back, the property benefits from mature boundaries and ample parking space. Mature boundaries to the front and rear, provide privacy, charm, and year-round colour. The outdoor spaces offer endless possibilities, from creating a vibrant family play area to cultivating a kitchen garden or designing a relaxing retreat. Whether you're an avid gardener or simply enjoy outdoor living, these gardens make a wonderful extension of the home.

An added feature of this property are the stunning views over the surrounding countryside, offering a true sense of peace and space. Large windows capture the ever-changing landscape, filling the home with natural light and a constant connection to nature, don't miss the opportunity to view his wonderful property.



SERVICES AND FEATURES:

- Oil Fired Central Heating
- Private Water
- Private Sewage System
- Large Gardens
- Tarmacadam Driveway
- Property Extends To: 139m²
- Fantastic Views
- Private Setting

BER DETAILS:

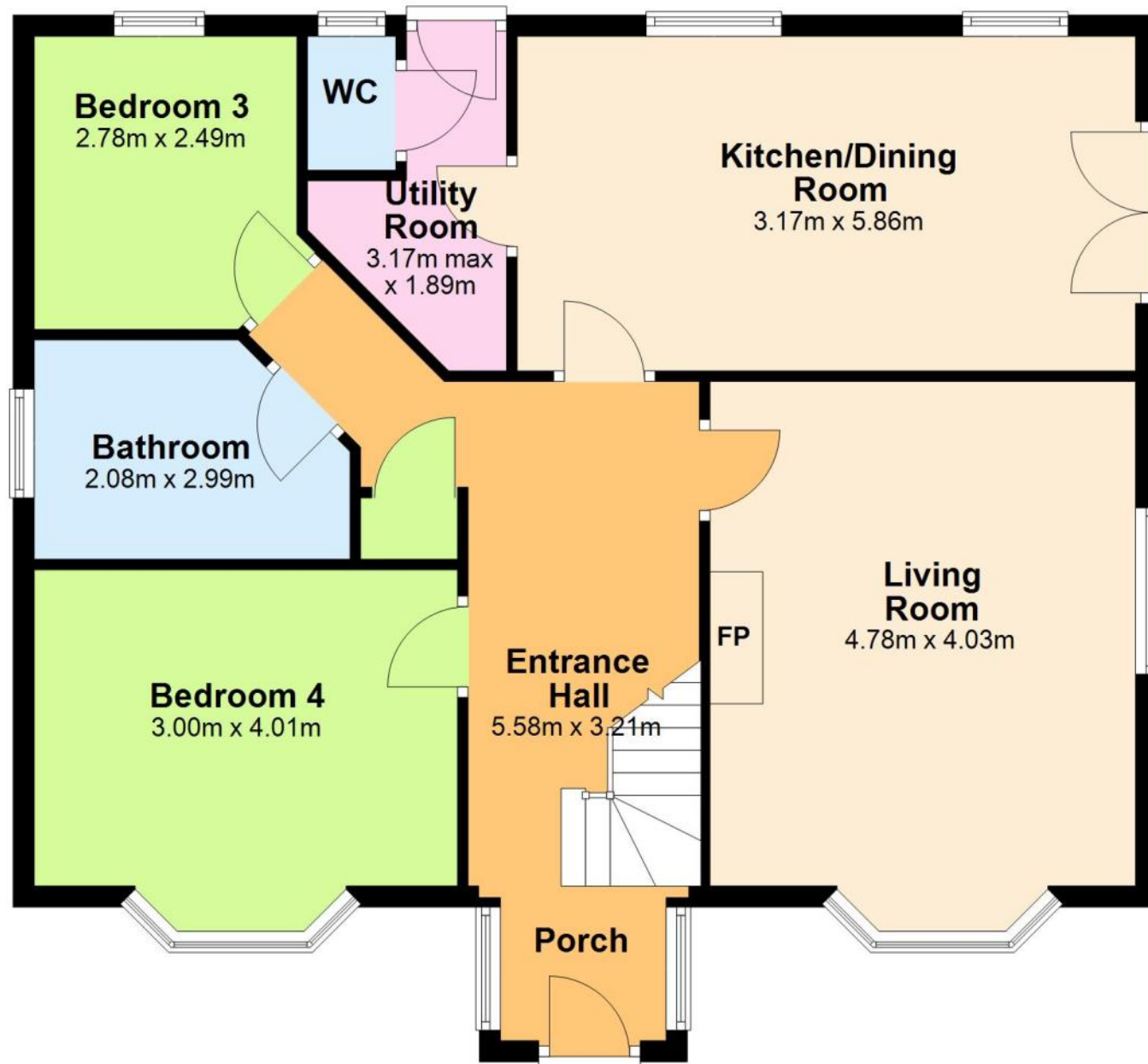
- BER: C2
- BER No. 118731322
- Energy Performance Indicator: 191.93 kWh/m²/y



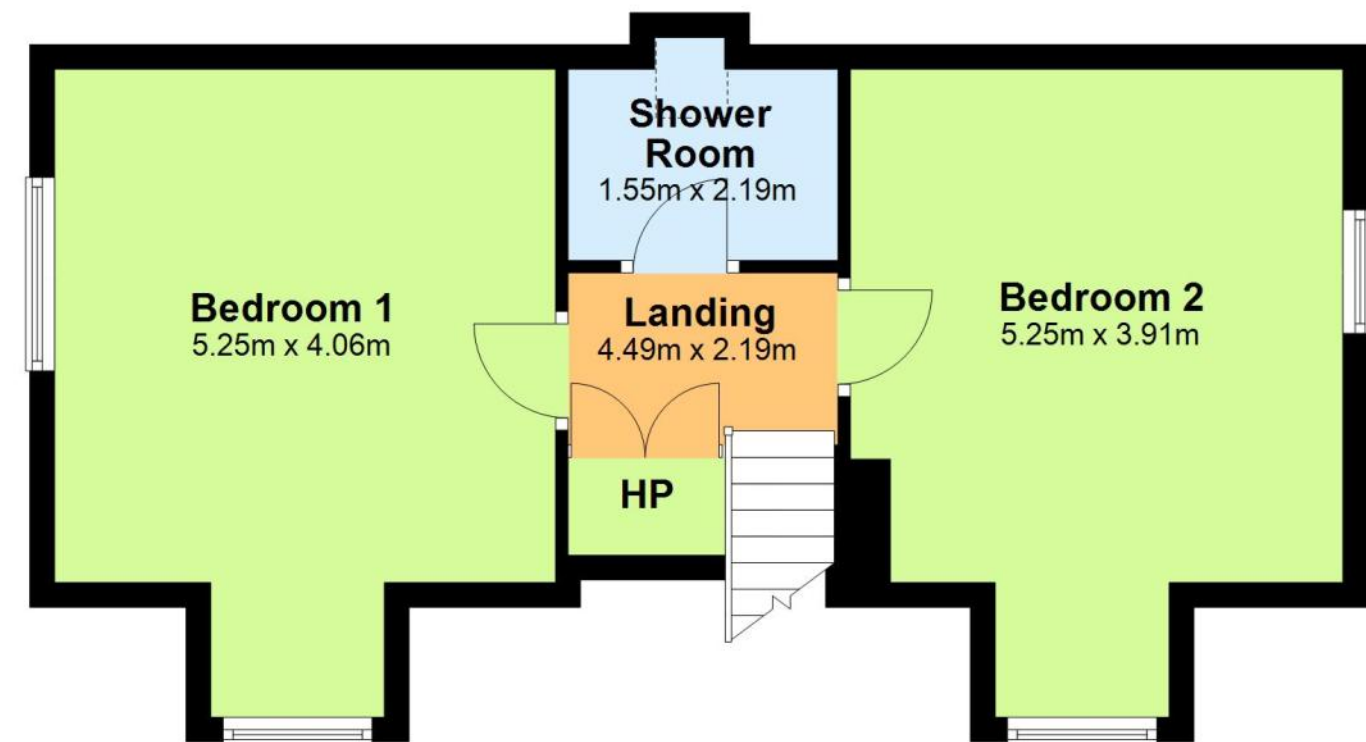
WHETHER YOU'RE SEEKING A FULL-TIME RESIDENCE, A WEEKEND RETREAT, OR A COUNTRY ESCAPE, THIS PROPERTY TICKS EVERY BOX

A.M.V.€300,000

Ground Floor



First Floor



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.