

Ref: P5657



NEWTOWN, FERNS, ENNISCORTHY, CO. WEXFORD

BER Exempt

QUINN PROPERTY

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WELL LOCATED "TWO UP TWO DOWN" TRADITIONAL COTTAGE IN NEED OF TOTAL REFURBISHMENT ON C. 0.6 ACRE SITE FOR SALE BY ONLINE AUCTION ON THURSDAY 30TH JUNE AT 4pm



DESCRIPTION & LOCATION: The cottage enjoys an excellent location along the Newtown road which is just 1km from Ferns and the N11. Ferns is located along the N11 with a good range of services to include primary school, shops, pubs, restaurants, pharmacy, hair salons, churches and GAA grounds. It is 17km south of Gorey, 8km from Enniscorthy and 28km from Wexford town.

Standing on a fine C.0.6 acre site, the cottage is in need of total refurbishment. Accommodation comprises of sitting room and kitchen on the ground floor and 2 bedrooms on the first floor. It has the benefit of a mains water supply. There is a large plot to the rear of the property with attractive stone buildings. Accommodation comprises of:

Kitchen:	4.3m x 2.4m	Open fire
Sitting Room:	4.3m x 2.4m	Open Fire
Bedroom 1:	4.3m x 3.6m	
Bedroom 2:	4.3m x 2.4m	

SERVICES

ESB—Switched Off
Mains Water

Property Extends To: 46m²
BER DETAILS: Exempt

DIRECTIONS:

From Ferns take the Carnew Road, take 1st left for Askinamoe, continue for 0.5km and the cottage is on the left hand side With **QUINN PROPERTY** sale board.

Legal: Ethel Deacon, Ensor O'Connor, Solicitors, 4 Court Street, Enniscorthy, Co Wexford,
Tel No. 0539235611

GUIDE PRICE €55,000

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