

Ref: P5565

TOMSALLAGH, FERNS, CO. WEXFORD Y21 YX81



BER E1

QUINN PROPERTY

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CHARMING 2 BEDROOM COTTAGE IN IDYLIC COUNTRY SETTING For Sale By Private Treaty



LOCATION: This quaint and very attractive cottage is located along a quiet country road (the Ferns to Monageer road) and yet it is only 3km from the historic town of Ferns which has a good range of services to include primary school, shops, pubs, restaurants, GAA Centre Of Excellence and churches. Closer to the property is Monageer primary school, Church, Shop, Pub and GAA Sporting facilities which are a 5 minute drive away. The property is 11km from Enniscorthy, 14km from Wexford, 20km south of Gorey and five minutes from the M11 and the R772, making it an ideal commuter location. The ferries at Rosslare Europort are only 35 minutes drive away.

DESCRIPTION: Constructed in the 1920's, the cottage oozes charm and character, it extends to 52m² and is presented in very good condition throughout. It sits on a mature c. 0.4 acre site with wonderful views of the surrounding countryside and is bounded on all sides with mature Beech / Fuchsia hedging. There is a large plot to the rear of the property which may present an opportunity to extend to the existing cottage, subject to planning and also a fully enclosed storage / fuel shed. Accommodation comprises of:

- | | | |
|-----------------|---------------|--|
| Entrance Hall: | 1.64m x 1.83m | Laminate flooring |
| Kitchen/Dining: | 2.73m x 2.36m | Laminate flooring, fitted kitchen units, sink, electric/gas hob and oven |
| Bathroom: | 0.87m x 2.44m | Laminate flooring, w.c., w.h.b. electric shower |
| Sitting Room: | 3.62m x 3.9m | Laminate flooring, electric fire. |
| Hot press: | 0.62m x 0.79 | |
| Landing: | 1.97m x 1.27m | Carpet |
| Bedroom 1: | 3.15m x 4.03m | Carpet |
| Bedroom 2: | 2.48m x 3.94m | Carpet |

SERVICES AND FEATURES:

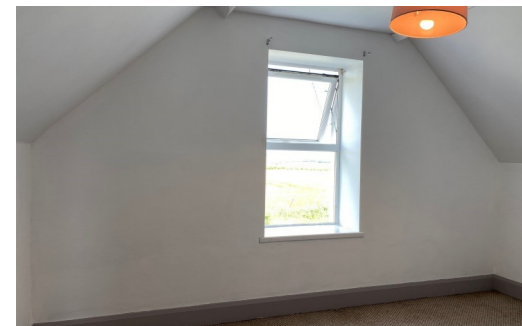
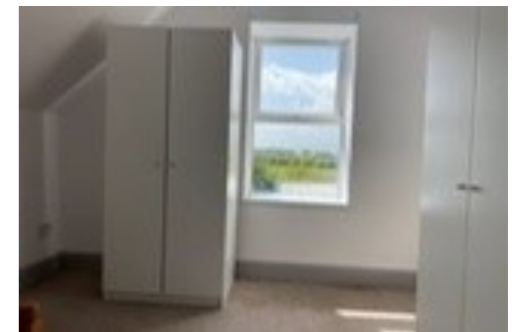
Oil Fired Central Heating, Private Water, Septic Tank, Excellent Wifi Coverage, Beautiful Tranquil Setting, Double Glazed Windows, Large Lawn To Rear, Gravelled Driveway, Garden Shed, Property Extends To: 52m²

BER DETAILS:

BER E1,
BER No. 115043911
E.P.I.: 332.57 kWh/m²/yr

DIRECTIONS:

Follow Eircode Y21 YX81



A.M.V. €190,000

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