

Ref: P5777

'SUNDEW', NO. 3 ST. BRIGID'S TERRACE, CLONEGAL, CO. WEXFORD Y21YY03



BER E2

QUINN PROPERTY

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Semi-Detached Well Located 3 Bed Residence With Outbuildings

For Sale By Private Treaty



LOCATION AND DESCRIPTION:

“Sundew” enjoys an excellent village location in the charming and picturesque village of Clonegal on the Wexford/Carlow border, 5km from Bunclody and 20km from Carlow. It offers the benefit of good local amenities and attractions to include Hungintgon Castle and gardens, fishing on the Slaney, shop, school, churches, bars, sporting facilities and the Award Winning “Sha-Roe” Bistro. Bunclody is a thriving town situated along the N80 in north Wexford close to the Co. Carlow border. It has a number of primary and secondary schools, a large number of supermarkets, shops and amenities. The Bunclody Golf & Fishing Club which is situated in the town attracts a large number of golfers and tourists in the area.

The property is approached via a pebbled driveway with lawn area to the front yard and outbuildings to the rear together with a large lawn which fronts onto the Tullow road and may offer site potential S.T.P.P. The property is presented in good condition throughout and an ideal starter family/retirement property. Accommodation comprises of:-



Front Porch:	2.0m x 1.3m	Tiled floor
Living Room:	4.1m x 3.3m	Laminate floor, solid fuel stove (boiler)
Kitchen:	5.0m x 2.0m	Fitted units, electric cooker, electric hob, fridge freezer, washing machine, tiled floor
Bedroom 1:	3.7m x 3.1m	Carpet
Bedroom 2:	4.3m x 3.1m	Laminate floor
Bedroom 3:	2.2m x 2.0m	Carpet
Bathroom:	1.9m x 1.6m	Fully tiled, shower, w.c., w.h.b.



Outbuildings:

Fuel Shed: 3.0m x 3.0m

Garage 6.0m 3.7m

SERVICES AND FEATURES:

All Mains Services

Solid Fuel Heating

Extensive Outbuildings

Private Parking

Property Extends To: 67.81m²

Built: 1960

BER DETAILS:

BER: E2

BER No. 115472144

Energy Performance Indicator: 353.07kWh/m²/yr

Directions: Follow Eircode Y21YY03



Viewing Is Highly Recommended And By Appointment Only

A.M.V. €140,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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