

FOR SALE

AMV: €385,000

File No. c956.CWM



9 Carrigmannon Woods, Glynn, Co. Wexford

- Bright and spacious detached bungalow extending to c. 252 sq. m. / 2,710 sq. ft.
- Most conveniently located in the village of Glynn with direct access to Glynn/Barntown GAA Club and Community Centre.
- Occupies an extensive and private plot of c. 0.27 Ha. / 0.66 acres, with south facing patio area.
- One of a kind development with 11 private properties built in 2003
- Acc. briefly comprises; entrance hallway, sitting room, kitchen/dining room, sunroom, utility, 4 bedrooms (2 ensuite), family bathroom & large open plan games room/lounge.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

9 Carrigmannon Woods, Glynn

LOCATION: No. 9 Carrigmannon Woods is located in the peaceful, rural village of Glynn, 10 minutes' drive from Wexford town and all it has on offer. Carrigmannon Woods is a well maintained private development of only 11 detached properties, built in 2003. It is conveniently located on the outskirts of the village and all its amenities, including a primary school, church, shop and the vibrant Glynn/Barntown GAA Club and Community Centre. The GAA Club can be safely accessed from the estate, which makes this charming bungalow eminently suitable for a family who wish to partake in all the activities the Club has to offer. A little over a kilometre away is the village of Killurin which is home to two pubs of note, a service station and a rowing club. Glynn is just 3km from the N25 which connects Rosslare Europort and Waterford and 5.5km for the N11 Wexford to Dublin route.

GENERAL DESCRIPTION: No. 9 extends to c. 252 sq. m. / 2,710 sq. ft. and is maintained in extremely good condition throughout. The living room which has access to the sunroom, features a bay window with oak flooring, a solid fuel stove and back boiler. The kitchen/dining/ sunroom area has been recently modernised with units painted in a calming blue. Laminate flooring runs throughout this bright and airy space. There are 4 spacious bedrooms, 2 of which are ensuite. The family bathroom, featuring a jacuzzi bath, together with an ensuite have been recently upgraded and refurbished. An imposing upstairs area of c. 700 sq. ft is currently an open plan games room/lounge area and has huge potential for conversion, be that bedroom, living room, home office, etc. An ample sized plot of c. 0.27 hectares / 0.66 acres, has the benefit of a large detached garage to the rear and also features south facing patio, bringing additional appeal to this superb property. For the fans of sport and GAA this property is a must view.

Viewing is a must to appreciate, to Arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144392



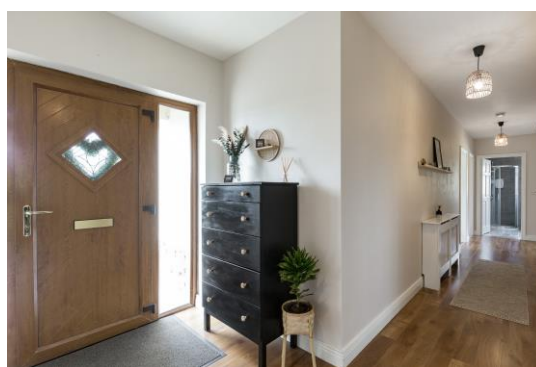
ACCOMMODATION

| | | |
|---------------------|------------------------|--|
| Entrance Hallway | 9.07m x 3.27m (max) | Laminate flooring. |
| Sitting Room | 5.37m x 4.18m | Laminate flooring, bay window, feature multi- fuel stove with granite hearth. Door to sunroom. |
| Kitchen/Dining Area | 7.46m x 3.87m | Laminate flooring, floor & eye level units, electric oven & hob, dishwasher, extractor fan. Staircase to second floor. Understairage storage units. |
| Sun Room | 4.49m x 3.59m | Tiled floor, French doors to patio area. Door to sitting room. |
| Utility Room | 3.27m x 2.09m | Plumbed for washing machine, countertop surfaces, door to rear garden. |
| Family Bathroom | 3.27m x 2.33m | Bathroom has been re-decorated, fully tiled, shower stall with Triton Novel SR electric shower, bathtub, w.c., w.h.b. with storage cabinet underneath, chrome towel rail |
| Master Bedroom | 3.87m x 3.58m | Carpet flooring. |
| En-suite | 2.15m x 1.87m | Recently re-decorated, fully tiled, shower stall with Triton T90sr electric shower, w.c., w.h.b, with storage cabinet underneath, chrome towel rail. |
| Bedroom 2 | 4.16m (max) x 3.58m | Carpet flooring, built-in storage unit. |
| En-suite | 2.36m x 1.69m | Fully tiled, shower stall, w.c., w.h.b., |
| Bedroom 3 | 5.38m (max) x 3.57m | Carpet flooring, built-in storage units. |
| Bedroom 4 | 3.86m x 3.58m | Carpet flooring, built-in storage units. |
| Hotpress | 2.09m x 1.17m | With dual immersion. |

First Floor

| | |
|-------------------|--|
| Open Plan Area | Potential to convert to an en-suite bedroom/office/lounge. |
| Games Room/Lounge | Carpet flooring, Mini-bar, 3 Velux windows |

Total Floor Area: c. 252 sq.m. / 2,710 sq.ft.







Features

- Well maintained private mature development on only 11 properties.
- South facing patio area
- Bright and spacious 4 bed bungalow with 3 bathrooms
- Occupies an easily maintained plot of c. 0.27 Ha / 0.66 acres.
- Upstairs converted into extensive games/play room.

Outside

- South facing patio area perfect for summertime al-fresco dining.
- Spacious block-built garage (6.88m x 3.48m)
- Extensive enclosed rear garden.
- Adjacent to the local GAA Club with access from Carrigmannon Woods

Services

- Mains water
- Mains electricity
- Fibre Broadband available.
- Bio-crete Treatment Plant
- OFCH

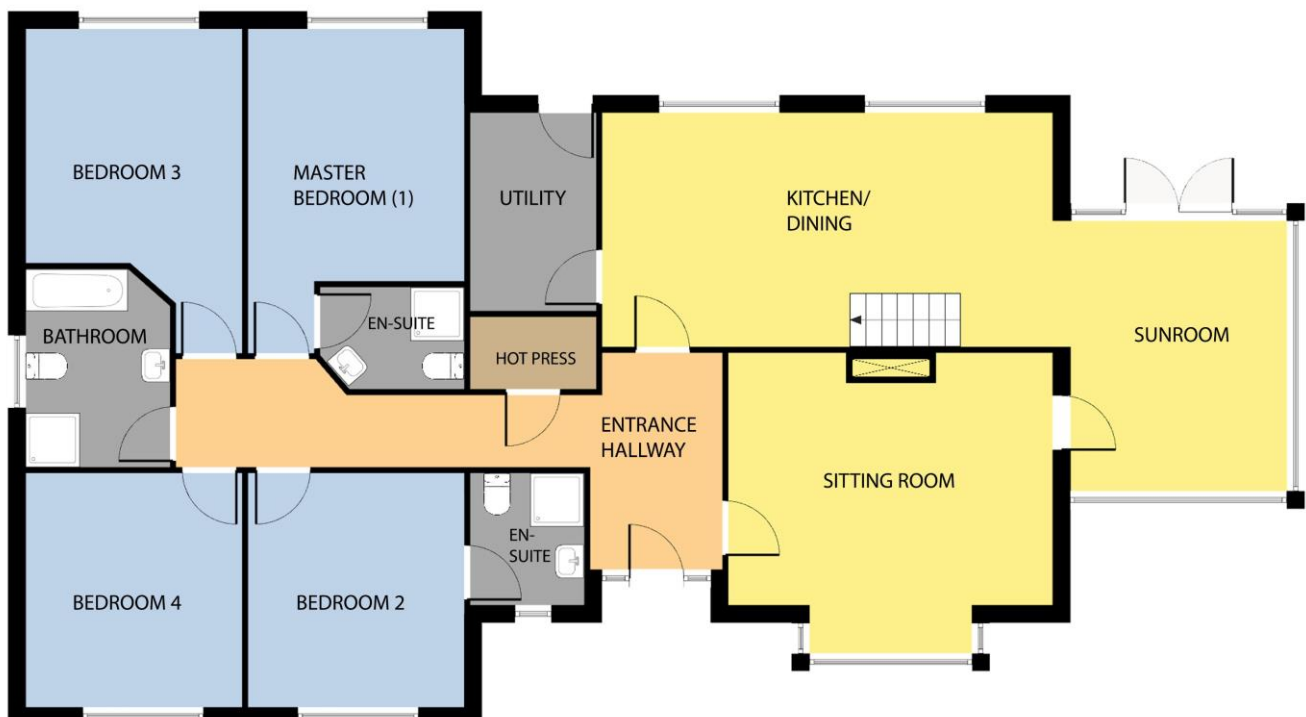
PLEASE NOTE: All appliances, blinds and curtains in front living room only, pool tale and ride-on lawnmower are included in the sale.

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

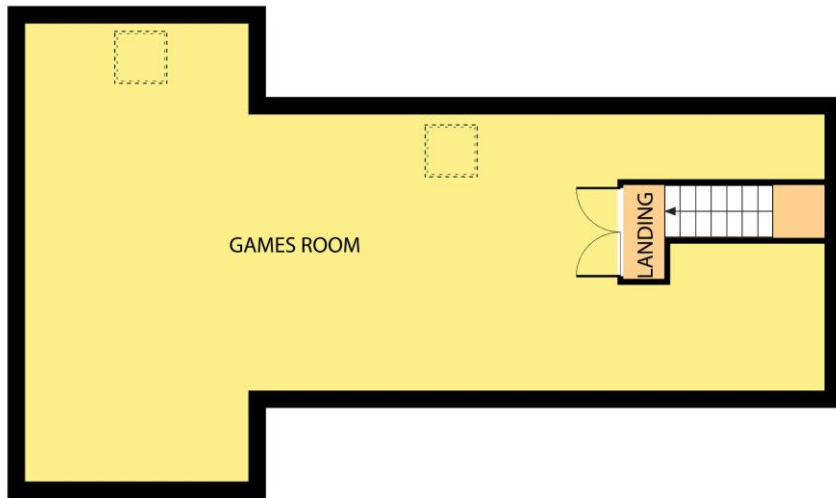
DIRECTIONS: From the Maldron Hotel, Ballindinas, Wexford: Take the N11 exit off the roundabout adjacent. Turn left after 1.5km onto the R730 passing The Irish National Heritage Park on your left hand side. After 1.5km, immediately after crossing underneath the railway bridge, turn right continuing on the R730. In 4km turn left onto Carrigmannon Woods, signposted for Glynn. In 700m, turn left into Carrigmannon Woods. No. 9 is the fifth house on the left. **Eircode: Y21 HR44**



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C2 BER No. 108515883
Energy Performance Indicator: 192.38 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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