

FOR SALE

AMV: €345,000

File No. d155.BF



3 Ravenwood Glynn, Co. Wexford

- Substantial detached family home in this convenient village centre location. Glynn is a quiet country village offering excellent amenities including primary school, shop, post office and church . Two excellent traditional country pubs also within easy reach.
- Conveniently located less than 15 minutes' drive from Wexford Town, 1½ hours to Dublin and only 7 km from the N11. For families with sporting interests the local Glynn/Barntown GAA Club and Community Centre are only 1 km away
- The property offers well laid out spacious accommodation sure to satisfy the needs of any family. It offers two reception rooms, spacious kitchen/dining room, three bathrooms, four double bedrooms and office/study/playroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC**

3 Ravenwood, Glynn, co. Wexford

Description Substantial detached family home in this convenient village centre location. Glynn is a quiet country village offering excellent amenities including primary school, shop, post office and church. For families with sporting interests the local Glynn/Barntown GAA Club and Community Centre are only 1 km away, there are two excellent traditional country pubs also within easy reach. This is family living at its best with everything literally on your doorstep. Conveniently located less than 15 minutes' drive from Wexford Town, 1½ hours to Dublin and only 7 km from the N11. A couple of minutes' drive will take you to local beauty spots like the National Heritage Park or Killurin Bridge and the quay/slipway which offers direct access to the beautiful River Slaney for kayaking, canoeing, boating and fishing.

The property offers well laid out spacious accommodation sure to satisfy the needs of any family. There are two reception rooms, spacious kitchen/dining room, three bathrooms, four double bedrooms and office/study/playroom. The exterior of property has been freshly painted and the wall/attic insulation was upgraded in 2018. The interior is presented in good condition but does require a little TLC and some minor cosmetic work leaving scope for any potential purchaser to create their own personal style. This property has a large welcoming entrance hallway with full ceiling height and gallery effect from the landing above. All rooms are generously proportioned, bright and airy with lovely countryside views from the first floor.

Garden to the front with some nice mature ornamental trees and hardcore drive/forecourt with ample parking. Elevated garden to the rear mainly in lawn for ease of maintenance with ample space for a kitchen garden and outdoor toys.

Early viewing of this substantial family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates. 053-9144393.



ACCOMMODATION

Entrance Hallway	3.39m x 3.28m	With laminate floor and stairs to first floor
Sitting Room	5.58m x 4.18m	With feature open fireplace, bay window and laminate floor
Kitchen	4.18m x 3.26m	With built in floor and eye level units, double bowl stainless steel sink, electric cooker, dishwasher, American style fridge freezer, part tiled walls and tiled floor, open plan to dining room
Utility Room	1.76m x 2.36m	With washing machine, tumble dryer, worktop, tiled floor and door to outside.
Shower Room	3.26m x 1.36m	Tiled shower stall, tiled floor, whb and wc
Dining Room	3.75m x 3.27m	With timber floor,
Sunroom	3.47m x 3.24m	With timber floor with sliding patio doors to rear garden
Family room	3.38m x 2.97m	With laminate floor
First Floor		
Bedroom 1	4.16m x 3.57m	With timber floor, walk-in wardrobe with ensuite
Walk-in wardrobe	1.47m x 1.06m	With timber floor and hanging rails
Ensuite	2.55m x 1.06m	With tiled shower stall, timber floor, whb and wc
Bedroom 2	3.37m x 2.91m	With timber floor
Bedroom 3	3.26m x 3.57m	With timber floor
Hotpress		With dual immersion
Bathroom	2.46m x 1.95m	With bath with shower mixer taps, shower stall, part tiles walls, whb, wc and timber floor
Bedroom 4	3.27m x 2.97m	

Total Floor Area: c. 170.41 sq.m. / 1,834 sq.ft.



Features

- Substantial family home
- Convenient village centre location
- Bright and airy accommodation
- 15 minutes' drive Wexford Town

Outside

- Hardcore drive/forecourt
- Large garden
- Gravelled rear yard
- Private rear garden

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

NOTE: All curtains, electric cooker, extractor, dishwasher, American style fridge freezer, washing machine, tumble dryer and most furniture are included in the sale. The bed in bedroom 3, all ornaments, pictures and personal items are expressly excluded from the sale.

VIEWING: Strictly by prior appointment. Early viewing of this substantial family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates. 053-9144393.

DIRECTION: From Redmond Road proceed out the R730 passing Wexford Harbour Boat Club on the right-hand side. Continue to the 'T' junction beside Ferrycarrig Bridge and turn left onto the N11, turn immediately right again onto the R730 signposted for The National Heritage Park. Proceed out this road for c. 5 km passing the Glynn/Barntown GAA Club and Community Centre on your left and take the next turn left signposted for Glynn. Proceed into the village, Ravenwood is on the left-hand side and No 3 is positioned directly across from the school. For Sale Sign. Y21R252







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): C3 BER No. 110797719
Energy Performance Indicator: 205.14 kWh/m²/yr

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

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141