

Ref: P4230



GROVE LITTLE, GOREY, CO. WEXFORD Y25 CX28

BER D1

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2 STORIED FARM HOUSE ON C. 1.8 ACRE SITE

For Sale By Private Treaty



LOCATION:

Grove Little is located in a wonderful rural and idyllic setting off the main Gorey to Tinahely road. The property is located approx. 300m down a hard-core laneway offering a private setting enjoying splendid views. The vibrant town of Gorey is just 6km away, Hollyfort 1½km and the property is within one hours drive of Dublin. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Commuter services are easily accessed via Gorey and sandy beaches such as Ballymoney, Cahore and Courtown are all within 10 to 20 minutes drive from the town centre. Craanford, Monaseed, Ballythomas and Kilanerin villages are all within a 15 minute drive and offer shops, GAA clubs, Community Centres, fast food outlet, churches and excellent primary schools.



DESCRIPTION:

This wonderful farm house was extensively refurbished in 2015 and is presented in turnkey condition. It has well kept mature gardens with lawn area to the front and side and ample parking. Located in a private setting, it offers a safe and a wonderful opportunity for any family. This property offers an array of outdoor buildings ideal for various uses. Accommodation comprises of:

Front Porch:	1.7m x 1.6m	Tiled floor
Hall:	3.5m x 1.9m	Stairs, tiled floor
Bedroom 3:	3.5m x 3.5m	Tiled floor, fitted wardrobe
W.C.:	2.0m x 1.9m	Fully tiled, shower, w.c., w.h.b.
Sitting Room:	4.6m x 4.6m	Tiled floor
Kitchen/Diner:	4.5m x 4.0m	Tiled floor, fitted kitchen, waist and eye level units, electric oven, electric hob, dishwasher, fridge freezer, solid fuel boiler, stove 30k, tiled splash back.
Landing:	4.0m x 1.8m	Timber floor, hot press
Bedroom 1:	4.5m x 4.5m	Timber floor, fitted wardrobe
Bedroom 2:	4.5m x 4.0m	Timber floor, fitted wardrobe





Bathroom: 2.7m x 1.8m Bath, w.c., w.h.b.
 Bedroom 3: 3.3m x 3.3m Tiled floor, fitted wardrobe

OUT BUILDINGS

4 Bay Free Standing 19m x 7.5m Concrete floor, wired
 Lean To:
 Lean To: 7.7m x 3.4m Concrete floor
 Portacabin: 9.0m x 3.0m Office
 Boiler House: 6.8m x 1.8m

SERVICES AND FEATURES:

Oil Central Heating with Boiler Stove
 Private Well
 Septic Tank
 Property Extends To: 152m²
 Built: 1960



BER DETAILS:

BER: D1
 BER No. 106366743
 Energy Performance Indicator: 253.73 kWh/m²/yr



An Ideal Opportunity for Peaceful Family Living, Viewing Is By Appointment Only

A.M.V. €350,000

QUINN PROPERTY

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DIRECTIONS:
Follow Eircode Y25 CX28

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26 Main Street, Gorey, Co. Wexford Y25DP60

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