

Ref: P4795

CLONROE , GOREY, CO WEXFORD Y25 DT61



BER D2

QUINN PROPERTY
www.quinnproperty.ie

WELL LOCATED 2 BEDROOM COTTAGE ON C.0.5 ACRE SITE FOR SALE BY ON-LINE AUCTION ON WEDNESDAY THE 26TH MAY, 2021 AT 3PM



LOCATION:

Nestling at the foot of Annagh Hill, this quaint cottage enjoys a stunning rural and scenic setting in a much sought after area, it is located just 100 meters off the main Gorey to Tinahely Road and 10km from Gorey/Tinahely and Coolgreany. There are local primary schools close by, as in Ballythomas and Gorey with secondary schools in Gorey, Carnew and Arklow. The popular "Gap" pub is just 1/2km away.

The area is noted for it's outstanding natural beauty with Croghan Mountain and Carrig Wood Forest on the doorstep offering lots of beautiful walking trails, along with a variety of country pursuits including hunting and trekking. The property is only 15 minutes drive from Gorey town, one of north Wexford's most noted towns that offers an excellent choice at all school levels, from primary, secondary, Educate Together, Gaelscoil, post leaving to adult education, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club and Ballymoney Golf Club.



DESCRIPTION:

Whilst the cottage is in need of renovation and upgrading, it is structurally sound and lends itself to various opportunities from the first time buyer, investor, renovation project, or someone simply looking to downsize. There is a garden area to the front with a substantial area to the rear, possibly suitable for extension (subject to the relevant planning permission being obtained). There is also a fuel shed/store to the side.

Accommodation comprises of:



Inner Hall:	4.3mx 1.0m	
Kitchen/Living room:	4.6m x 4.0m	Solid fuel stove
Bedroom 1:	3.3m x 3.0m	
Bedroom 2:	3.3m x 3.0m	
Bathroom:	1.5m x 1.5m	W.c., w.h.b., shower



SERVICES AND FEATURES:

Oil Fired Central Heating
Private Well
Septic Tank
Property Extends To: 46.83m²
Located In An Area Rich In Country Pursuits



BER DETAILS:

BER: D2
BER No. 113793111
Energy Performance Indicator: 288.34kWh/m²/yr

DIRECTIONS:

From Gorey, take the Tinahely road, proceed through Hollyfort, continue to Clonroe Crossroads, turn right and the cottage is just up on the right hand sign with **QUINN** PROPERTY sale board.



‘An Excellent Starter Home/Retirement/
Investment Opportunity Boasting
Wonderful Views And Walking Trails’

A.M.V. P.O.A.



Ballythomas National School



The Gap Pub

QUINN PROPERTY

www.quinnproperty.ie

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

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



Legal: Anna O'Donovan, Lombard Cullen & Fitzpatrick, McDermott Street, Gorey. Tel: 053 9422167

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

