

Ref: P5037

BOLANY, HOLLYFORT, GOREY, CO WEXFORD Y25 DA00



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BER C1

4 BED DETACHED RESIDENCE WITH WONDERFUL VIEWS OF THE ROLLING COUNTRYSIDE ON C. 07 ACRE SITE

For Sale By Private Treaty



LOCATION:

This property enjoys an excellent location along the Hollyfort/Monaseed Road, just c. 1km from Hollyfort and 7km west of Gorey. Local amenities close by include pub, shop and primary school, with an array of amenities in Gorey town. From the rear of the property there are stunning views of Croghan Mountain, Annagh Hill and the surrounding rolling countryside. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, 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, Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.



DESCRIPTION:

The residence which is presented in excellent condition throughout was constructed in 2008 and extends to 185.16m². It has a generous living space with open plan living, dining and kitchen area, separate sitting room, 4 bedrooms, 3 bathrooms and wonderful scenic views to the rear. Outside a tarmac driveway extends around the house with lawn area to the front and rear and a well kept mature rockery garden. Accommodation comprises of:



Entrance Hall:	6.7m x 2.6m	Laminate floor, stairs to first floor, recessed lighting
Sitting Room:	4.5m x 4.5m	Carpet, open fire, double door to side
Living/Kitchen/ Diner:	9.5m x 5.5m	Laminate and marley flooring, solid fuel stove, fitted kitchen with waist and eye level units, fridge freezer, electric cooker, extractor fan, dish washer, free standing island, granite worktops, recessed lighting, sliding door to side
Utility:	2.3m x 1.7m	Fitted units, washing machine, back door
W.c.:	2.9m x 1.3m	Shower, w.c., w.h.b., tiled floor
Bedroom 4:	4.5m x 3.9m	Laminate floor
Landing:		Hotpress



Bedroom 1: 6.2m x 3.8m Laminate floor
Walk-in-Wardrobe: 1.8m x 1.3m
Ensuite: 2.6m x 1.8m
Bedroom 2: 4.5m x 2.8m Laminate floor
Bedroom 3: 4.6m x 2.6m Laminate floor
Bathroom 3.7 m 1.7m Shower, bath, w.c., w.h.b.,



SERVICES AND FEATURES:
Oil Fire Central Heating
Private Well
Septic Tank
Tarmac Driveway
Property Extends To: 185.16m²
Built: 2008



BER DETAILS:

BER: C1

BER No. 114352123

Energy Performance Indicator: 150.95 kWh/m²/yr



Ideally Located Family Home
Viewing Is By Appointment Only

A.M.V. €395,000

QUINN PROPERTY

www.quinnproperty.ie

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

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



DIRECTIONS: From Gorey proceed to Hollyfort, take the Monaseed/Carnew road and after c. 1km the property is on the right hand side with QUINN PROPERTY sale board. Follow Eircode Y25DA00.

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

