

Ref: P5088

2 MAIN STREET, KILANERIN, GOREY, CO WEXFORD, Y25 FK07



BER D2

QUINN PROPERTY

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# 4 BED RESIDENCE IN A PRIME LOCATION

## For Sale By Private Treaty



**LOCATION:** This residence is located in the picturesque village of Kilanerin, a highly sought after area which is a mere 3.5km or 4 minute drive from the M11, making south Dublin a 45 minute drive. Kilanerin has amenities such as primary school, shop, pub, church, GAA community complex with gym, hair & beauty salon, café and playground. Only 8km from Gorey, 6km from Hollyfort, 15km from Tinahely and 5km from Tinahely, it is an ideal commuter village.

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:** This centrally located home is bright and spacious offering private parking in an idyllic location. Kilanerin is renowned for its community ethos and is also host to beautiful woodland walks, perfect for that outdoor family adventure.

Accommodation comprises of:



Entrance Hall:	1.8m 1.0m	Laminate floor, stairs to
Living Room:	4.2m x 2.7m	Laminate floor, open fire, recessed lighting
Kitchen:	5.7m x 3.8m	Fitted units with waist and eye level units, electric cooker, electric hob, extractor fan, tiled and laminated floor, recessed lighting, tiled splash-back, double doors to rear
Dining Room:	4.0m x 2.3m	Laminate floor
W.c.	2m x 1.5m	W.C, w.h.b., tiled floor
Bedroom 4:	4.2m x 2.6m	Laminate floor, recessed lighting
Landing:	2.0m x 1.0m	Carpet



Bedroom 1:	5.7m x 2.3m	Carpet
Ensuite:	1.7m x 1.3m	W.c., w.h.b., shower, tiled
Bedroom 2:	4.3m x 2.7m	Carpet, recessed lighting
Bedroom 3:	4.3m x 2.7m	Carpet, recessed lighting
Bathroom:	2.3m x 2.0m	



#### SERVICES AND FEATURES:

Front Garden  
Off Street Parking  
Large Rear Garden  
Oil Fired Central Heating  
Mains Water  
Mains Sewerage  
Property Extends To:m<sup>2</sup>  
Built:



#### BER DETAILS:

BER: D2  
BER No. TO FOLLOW  
Energy Performance Indicator: Wh/m<sup>2</sup>/yr



Ideal Family Home Viewing Is By Appointment Only

**A.M.V. €215,000**



# QUINN PROPERTY

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

**Carnew:** 053 94 26234  
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## DIRECTIONS:

Take Exit 22/Gorey (North) off the M11. Take the R772 for Gorey. Immediately after exiting the Tinnock Roundabout, turn right directly opposite 'Green's Berry Farm' onto the L1009, signposted for Kilanerin. Proceed for 2.9km into Kilanerin village and the property is located after Murphy's Gala on the right hand side with **QUINN** PROPERTY signboard.

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

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