

Ref: P5090

BALLINAGAM LOWER, BALLYGARRETT, GOREY, CO WEXFORD Y25 KP95



BER B3

QUINN PROPERTY

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AN APPEALING 4 BED BUNGALOW ON C. 2.5 ACRE SITE

For Sale By Private Treaty



LOCATION: The property enjoys an excellent coastal location in north County Wexford, 2km from Ballygarrett Village with all its amenities ie., primary school, church, shops, pubs, 6km from Ballycanew, 3km from Killenagh, 14km from Gorey and 8km from Courtown. Gorey town and the M11 motorway are less than 15 minutes drive while the property is within easy reach of popular sandy beaches at Oldbawn, Kilmuckridge, Cahore, Ardamine and Courtown.

DESCRIPTION:

This property is approached by a hard core driveway, is set back about 200 mtrs from the public road and stands on c. 2.5 Acre site which could be divided into paddocks as a large garden area. There is a gravelled driveway which extends around the house. The property was constructed in 2015, extends to 198.14m² and is presented in excellent condition throughout. It is vacant and is ready for immediate possession. Accommodation comprises of:



Entrance Hall:	5.3m x x.3.0m	Tiled floor, double doors to kitchen
Inner Hall:	6.0m x 1.5m	Tiled floor, hot press, closet
Sitting Room:	4.8m x 4.6m	Laminate floor, boiler stove
Kitchen:	6.1m x 4.6m	Fitted kitchen, waist and eye level units, electric oven, gas hob, tiled floor and splashback, plumbed for washing machine, recessed lighting, double door to conservatory
Conservatory:	3.8m x 3.4m	Tiled floor, double door to patio
Utility Room:	3.6m x 2.6m	Fitted units, tiled floor, washing machine, back door
Bedroom 1:	4.6m x 4.6m	Carpet, bay window
Ensuite:	3.0m x 2.7m	Fully tiled, w.c., w.h.b., shower
Walk-in-Wardrobe:	3.0m x 2.0m	
Bedroom 2:	4.4m x 3.6m	Carpet
Bedroom 3:	3.6m x 3.2m	Carpet
Bedroom 4:	4.6m x 3.6m	Carpet
Bathroom:	3.6m x 2.0m	Fully tiled, corner bath, w.c., w.h.b.





SERVICES AND FEATURES:
Oil Fired Central Heating
Septic Tank
Private well
Property Extends To: 198.14m²
Built: 2015



BER DETAILS:
BER: B3
BER No. 114321045
Energy Performance Indicator: 142.2kWh/m²/yr



An Ideal Starter Family Home Located In A
Highly Sought After Costal Area

Viewing Is By Appointment Only

A.M.V. €395,000



QUINN PROPERTY

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DIRECTIONS: Follow Eircode: Y25KP95

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

