

Ref: P5123



'OAKLAWNS', TINNOCK, GOREY, CO. WEXFORD Y25 D863

BER C1

QUINN PROPERTY

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SPECTACULAR COUNTRY RESIDENCE ON C. 1 ACRE OF MATURE GROUNDS

For Sale By Private Treaty



QUINN PROPERTY are delighted to present this superb detached family home to the market. With a woodland setting as its backdrop, it offers splendid walks, hidden delights and wildlife spotting. For those seeking a country retreat from the hustle and bustle of everyday life, whilst being within striking distance of amenities, look no further than 'Oaklawns'.

The property boasts an excellent location within mere minutes of Gorey and the M11. Gorey has an extensive range of services and amenities in schools, restaurants, shops, pubs, award winning hotels, cinema, theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Éireann, Wexford Bus and the local train station. The property is also only 2km from Kilanerin village with primary school, shop, pub, church, community centre and GAA grounds. Arklow is 13km north, while south Dublin is an easy commute of one hour.



Built in 1998, the residence extends to 199m² and is presented in excellent condition throughout. This beautiful family home offers spacious, bright and modern day living accommodation where an abundance of windows flood the rooms with natural light, creating a warm and inviting atmosphere. Briefly, accommodation comprises of entrance porch, inner hall/lounging area, sitting/dining room with dual aspect views, kitchen/dining area, utility, bathroom and bedroom (en-suite) on the ground floor with a further three bedrooms, one en-suite, and a main bathroom on the first floor. The new owner of this house will benefit from all the contents being included in the sale.

Detailed accommodation is as follows:

Entrance Hall/Porch:	1.8m x 1.4m	Tiled flooring, ornate doors to inner hall
Inner Hall:	6.0m x 4.7m	Carpet flooring, open fire, beamed ceiling, recessed lighting, panelling to waist height, feature wooden staircase to first floor
Sitting / Dining Room:	7.7m x 3.5m	Solid Oak flooring, beamed ceiling, double fronted stove with feature brick, dual aspect in dining area with pleasant garden views and sliding doors to raised decking area
Kitchen/Dining:	7.7m x 3.3m	Tiled flooring, beamed ceiling, solid Oak kitchen with waist and eye level units, electric oven, electric hob, dishwasher, extractor fan, under-counter fridge, tiled backsplash, breakfast bar, serving hatch into living room with feature brick, flooded with light
W.C.:	2.9m x 2.2m	Tiled flooring, bath, WC, WHB
Utility Room:	3.4m x 2.2m	Tiled flooring, fitted storage units, back door





Bedroom 1: 3.6m x 3.2m Laminate flooring, free standing wardrobe
 En-Suite: 3.6m x 1.0m Tiled flooring, WC, WHB, shower
 Landing: 5.0m x 2.0m Carpet flooring, shelved hot press, panelling to waist height
 Bedroom 2: 4.8m x 3.5m Carpet flooring, good range of fitted wardrobes
 En-Suite: 3.2m x 2.0m Carpet flooring, panelling to waist height, bath, storage unit, WC, WHB
 Bedroom 3: 3.7m x 2.6m Carpet flooring, fitted wardrobes
 Bedroom 4: 3.7m x 2.6m Carpet flooring, shelving
 Bathroom: 2.5m x 1.5m Tiled flooring, WC, WHB, shower



OUTSIDE:

A tarmacadam driveway sweeps up to the house that is centrally positioned within beautifully manicured and lush gardens, showcasing mature trees, an abundance of shrubs, rockeries, wishing well and a large storage shed measuring 3.6m x 3.6m. A large patio extending from the sitting/dining room invites you to sit and enjoy the peaceful sounds of nature, offering a perfect space for al fresco dining and entertaining.

SERVICES AND FEATURES:

Private Well
 Septic Tank
 Oil Fired Central Heating
 All Contents Included In Sale, Including Lawnmower
 Superb Location
 Property Extends To: 199m²
 Built: 1998

BER DETAILS:

BER: C1
 BER No. 102413978
 Energy Performance Indicator: 159.08 kWh/m²/yr



This exquisite family home, with its woodland backdrop, is a true sanctuary, offering both the tranquility of nature and the comforts of a well-loved home. Whether you're exploring the hidden delights of the forest or simply relaxing on the porch, this property is a haven of peace and beauty.

A.M.V. €545,000

QUINN PROPERTY

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