

Ref: P5450

HILLVIEW, CRAAN HILL, CRAANFORD, GOREY, CO. WEXFORD Y25 NV24



BER C3

QUINN PROPERTY

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A MOST DESIRABLE, 2 STOREY, 5 BEDROOM COUNTRY RESIDENCE WITH GARAGE/STUDIO ON C. 0.9 ACRE MATURE SITE

For Immediate Sale By Private Treaty



LOCATION & DESCRIPTION:

'Hillview' enjoys a wonderful rural setting with spectacular views of the surrounding countryside, it is only a minute's drive from Monaseed with primary school, church, community centre and playing grounds. The property is 4.5km from Craanford with church, primary school, playschool, GAA pitch, Community Centre and pub, it is 10km from Gorey with an extensive choice of amenities from an excellent choice of schools in primary, secondary, post leaving, adult education, Educate Together and a Gaelscoil, along with a wealth of 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 Eireann and the local train station. The village of Hollyfort with a local pub and restaurant is only 5 minutes' drive away.



Approached via electric gates, a tarmac driveway leads up to and around the house, where there is an abundance of mature lawns and shrubberies. A south facing rear garden boasts extensive decking areas and a gazebo, the perfect setting for outdoor dining or simply enjoying a summer's day or an evening's sunset. A carport connects the house to a spacious garage / studio / workshop with potential for various uses. The property was built in 2004 and extends to c. 212.78 m². Accommodation is bright and spacious and comprises as follows:

Entrance Hall:	2.08m x 5.22m	Carpet
Inner Hall:	5.0m x 1.07m	Carpet
Living Room:	4.41m x 6.42m	Timber floor, Velux windows, double doors to rear garden, feature free standing stove, an abundance of natural light floods this room
Sitting Room:	3.22m x 4.32m	Carpet, French doors, fireplace with open fire, wired for T.V.
Kitchen:	3.94m x 4.33m	Tiled floor, French doors, fitted kitchen with waist & eye level units, American fridge freezer, worktop, tiled splashback, electric oven, hob and sink
Bathroom:	1.84m x 2.90m	Fully tiled, electric shower, bath, w.c., w.h.b. vanity unit
Utility Room:	1.78m x 2.31m	Tiled floor, worktop, fitted units, plumbed for washing machine & dryer, door leading to rear garden





First Floor 2.44m x 2.89m Carpet, Velux windows
 Landing:
 Bedroom 1: 7.23m x 5.45m Carpet, Velux window, walk-in-wardrobe 2.45m x 1.55m
 Ensuite: 3.0m x 3.05m Fully tiled, w.c., w.h.b. shower, feature bath with jets, vanity unit, Velux Window
 Bedroom 2: 5.37m x 5.44m Carpet, Velux windows
 Bedroom 3: 3.25m x 3.55m Carpet, wired for T.V.
 Bedroom 4: 3.25m x 3.57m Carpet, wired for T.V.
 Bedroom 5: 5.61m x 2.78m Carpet, wired for T.V.
 Hot Press: 0.69m x 1.76m Tiled floor



SERVICES AND FEATURES:

Oil Fired Central Heating
 Private Well
 Septic Tank
 Broadband
 Double Glazed Windows
 Property Extends To: 212.78 (m²)
 Built: 2002
 Beautifully Landscaped Gardens With Mature Boundaries
 Adjoining Garage / Studio / Home Office
 Spectacular Views



BER DETAILS:

BER: C1
 BER No. 101922961
 Energy Performance Indicator: 174.88 kWh/m²/yr



THIS IS A SUPERB FAMILY HOME IN A WONDERFUL COUNTRY SETTING, EARLY VIEWING IS HIGHLY RECOMMENDED

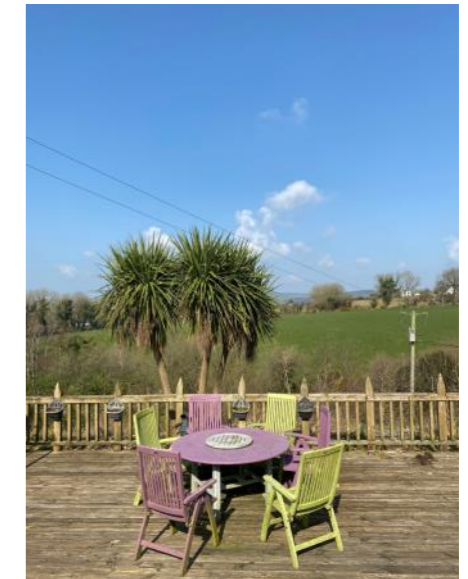
A.M.V. €350,000

QUINN PROPERTY

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DIRECTIONS - FOLLOW EIRCODE

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