

Ref: P5597



SAINT MARTIN'S BALLYDARRAGH, GOREY, CO WEXFORD Y25 Y589

BER C3

QUINN PROPERTY

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A SUBSTANTIAL 5 BED DORMER RESIDENCE ON C. 1 ACRE SITE IN NEED OF MODERNISATION

For Sale By Private Treaty



LOCATION: St. Martins enjoys a wonderful country setting within close proximity to Gorey, just 5 1/2 km off the main Gorey to Carnew road (R725). The property is centrally located only 3km from Craanford Village, 6km Gorey and 12km from Carnew. Gorey is one of Wexford's most noted towns and is surrounded by an array of leisure amenities, sandy beaches and golf courses to include Courtown Golf Club and Ballymoney Golf Club. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour. There is a wide array of amenities close by including restaurants, bars, shops, and sporting facilities. Several primary and secondary schools are also located nearby.

DESCRIPTION: Standing on a mature C. 1 acre site, the property enjoys excellent views of Sliabh Bhuí to the rear. The residence is approached via a pebbled driveway with lawn to the front and an enclosed large rear garden offering ample opportunity for enthusiastic gardeners. This fine residence was constructed in 1988 and is bounded by mature trees, offering a most private and peaceful setting.

Accommodation comprises of:

| | | |
|----------------|-------------|---|
| Entrance Hall: | 4.1m x 1.8m | Carpet |
| Inner Hall: | 6.7m 1.0m | Carpet |
| Sitting Room: | 3.7m x 3.7m | Open fire, carpet |
| Living Room: | 4.8m x 4.5m | Boiler stove, carpet |
| Kitchen: | 3.6m x 3.3m | Fitted unit, electric hob & dish washer |
| Dining Room: | 3.6m 3.0m | Carpet |
| Bathroom: | 3.6m x 3.0 | Bath, shower, w.c. & w.h.b |
| Bedroom 1: | 3.6m x 3.6m | Fitted wardrobe, carpet |
| Bedroom 2: | 3.6m x 3.6m | Fitted wardrobe, carpet |
| Ensuite: | 3.6m x 1.0m | W.c., w.h.b., bath |





First Floor:

| | | |
|------------|-------------|--------------------|
| Landing: | 8.3m x 1.0m | Carpet |
| Bedroom 3: | 5.0m x 3.7m | Carpet |
| Bedroom 4: | 3.4m x 3.0m | Carpet |
| Bedroom 5: | 4.0m x 3.0m | Carpet |
| Bathroom: | 3.0m x 3.0m | W.c., w.h.b., bath |



SERVICES AND FEATURES:

Oil Fired Central Heating
 Private Well
 Septic Tank
 Private and Tranquil Setting
 Garage: 8m x 5m
 Outbuilding : 20m x 4m
 Property Extends To: 222.93m²
 Built: 1988



BER DETAILS:

BER: C3
 BER No. 114890072
 Energy Performance Indicator: 209.71kWh/m²/yr



A Wonderful Opportunity To Acquire A Substantial Family Home Within Close Proximity To Gorey Town

Viewing Is By Appointment Only

A.M.V.: €250,000

QUINN PROPERTY

www.quinnproperty.ie

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DIRECTIONS:
Follow Eircode: Y25 Y589

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

