

QUINN PROPERTY www.quinnproperty.ie

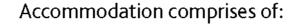
A SUBSTANTIAL 5 BED DORMER RESIDENCE ON C. 1 ACRE SITE IN NEED OF MODERNISATION

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.





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

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

Carnew: 053 94 26234 **Email**: info@quinnproperty.ie





DIRECTIONS:

Follow Eircode: Y25 Y589

26 Main Street, Gorey, Co. Wexford Y25DP60

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.





