

Ref: P5744

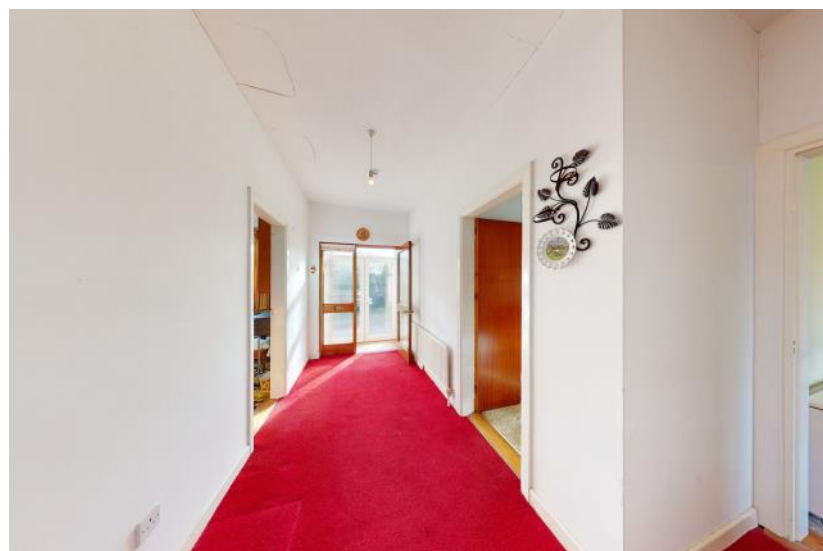
THE WEDGE, CLONATTIN, GOREY, CO. WEXFORD Y25 TT11



QUINN PROPERTY

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Large 4 Bed Detached Residence In Outstanding Location For Sale By Online Auction Wednesday 15th March At 12:30PM



LOCATION:

The Wedge enjoys an exceptional location with every conceivable amenity on its doorstep. Gorey Rugby Club and Naomh Eanna GAA grounds are situated beside the property and Gorey's Main Street is just 1km away. Gorey is one of the regions most noted towns and offers an excellent choice of schools in primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Dublin is a comfortable commute of less than one hour and an excellent daily service can be easily availed of by bus or train.

DESCRIPTION:

This bungalow with attached garage stands on a generous site and was built in 1970. The property is approached via a tarmac driveway with ample parking and large lawn area to the front and rear. The house benefits from a west facing rear garden with an abundance of mature trees, shrubbery and an orchard. Accommodation comprises as follows:



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|----------------|---------------|--|
| Porch: | 6.24m x 0.91m | Tiled floor |
| Entrance Hall: | 3.35m x 1.81m | Carpet |
| Inner Hall: | 7.81m x 0.95m | Carpet |
| Hotpress: | | Extensive shelving |
| Bedroom 1: | 4.44m x 3.20m | Carpet floor, fitted wardrobes |
| Bedroom 2: | 3.51m x 3.33m | Carpet floor, fitted wardrobes, W.H.B. with tiled splashback and cabinet |
| Bedroom 3: | 2.83m x 2.42m | Carpet floor, fitted wardrobes, W.H.B. with tiled splashback and cabinet |
| Bathroom: | 2.40m x 2.39m | Tiled, W.H.B., W.C., bath |
| Sitting Room: | 4.26m x 4.20m | Carpet, feature stone fire place with open fire, fitted bookshelf, double doors to dining room |
| Dining Room: | 4.26m x 3.37m | Carpet |
| Kitchen: | 3.50m x 3.04m | Laminate floor, fitted waist high and eye level kitchen units, door to garage |





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|--------------------|---------------|---|
| Utility: | 2.57m x 1.53m | Laminate floor, extensive shelving, door to rear garden |
| Bedroom 4 / Office | 8.50m x 3.47m | Carpet, door to garage |
| Garage: | 6.46m x 2.91m | Concrete floor, wired, manual roller shutters. |
| Boiler House: | 1.98m x 1.11m | Wired. |
| Shed: | 1.95m x 1.56m | Block built, wired. |



SERVICES AND FEATURES:
 Dual Heating, Storage and Central Heating
 Mains Water
 Septic Tank
 Property Extends To: 165m²
 Large Attic With Potential For Conversion (S.T.P.P.)
 Built:1970
 West Facing Rear Garden



BER DETAILS:
 BER: G
 BER No. 115462681
 Energy Performance Indicator: 547.09kWh/m²/yr



Viewing Is Highly Recommended And By Appointment Only

A.M.V. €230,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

