

Ref: P5794

ROSEVILLE COTTAGE, GOREY, CO. WEXFORD Y25 DE55



BER C3

QUINN PROPERTY

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A UNIQUE 3/4 BED COTTAGE ON C. 4 ACRES OOZING WITH CHARM & CHARACTER

For Sale By Private Treaty



LOCATION:

Roseville Cottage enjoys a superb location only 0.5km from Gorey's main street along the Gorey/Clogh road. The property has the dual benefit of a country setting whilst also being within a short stroll of all Gorey has to offer. Gorey is widely recognized as one of the regions, most noted towns and offers an excellent choice of schools both primary and secondary. With a wealth of restaurants, shops, pubs, award winning hotels and a vast array of local leisure amenities to include beaches, golf courses, (Courtown and Ballymoney), Gorey and its environs has it all. There are excellent daily commuter services in Gorey with Bus Eireann & Wexford Bus as well as a train station. The M11, Junction 23, can be accessed within 5 minutes making South Dublin a comfortable 50-minute commute.

DESCRIPTION:

This unique property is perched on an elevated large C. 4 acre site overlooking Gorey town. The site and property offers privacy and great accessibility to the town also. It radiates charm and character throughout and is decorated beautifully with the main living area flooding with natural light. The property is presented in turn key condition and oozes originality. An over-looking mezzanine creates extra space and again is visually appealing. Possessing delightful quirky characteristics, this is a once in a lifetime opportunity to purchase such a property. Any prospective purchaser is guaranteed to fall in love at first sight and viewing is highly recommended. Accommodation comprises as follows:



Entrance Hall: 5.0m m 2.0m

Tiled floor, shelved closet

Kitchen: 4.8m x 3.0m

Fitted kitchen, Belfast sink, tiled splashback electric cooker, extractor fan, dishwasher, fridge, larder, stove with feature brick surround, laminate floor

Diner: 5.2m x 2.0m

Tiled floor, feature window and velux

Sitting Room: 7.5m x 5.0m

Solid fuel stove with brick surround, vaulted ceiling, double door to gardens

W.C. 2.5m x 2.0m

W.C., w.h.b., shower, tiled floor

Bedroom 1: 3.0m x 3.3m

Laminate floor

Dressing Area: 1.8m x 1.7m

Fitted wardrobe





Landing: 2.0m x 1.2m Carpet
 Bedroom 2: 4.7m x 2.6m Carpet
 Ensuite: Incorporated above W.C., w.h.b., shower, tiled floor
 Bedroom 3: 4.7m x 4.1m Carpet
 Ensuite: Incorporated above W.C., w.h.b., shower, tiled floor
 Mezzanine: 5.0m x 2.5m Laminate floor



OUTSIDE:

This property is accessed by an entrance to well maintained grounds, lawns and decking (decking measuring 7m x 7m), shrubs and mature trees. The property has the benefit of a detached carport garage measuring 5m x 5m and a separate Boiler/Utility measuring 2.4m x 1m. Situated on a C. 4 acre site, this offers huge potential to new owners.



SERVICES AND FEATURES:

5 Acres Of Mature Gardens
 Alarm & Broadband
 Vaulted Ceiling
 Stove With Brick Surround
 Oil Fired Central Heating
 Mains Water & Septic Tank
 Double Door Leading to Gardens
 Patio & Stone Paving
 Property Extends To: 181.77 m² and was Built in 1990
 Separate Carport and Boiler

BER DETAILS:

BER: C3
 BER No. 115429425
 Energy Performance Indicator: 217.76 kWh/m²/yr



A Rare Opportunity To Acquire A Unique Property, Viewing Is By Appointment Only

A.M.V. €425,000

QUINN PROPERTY

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Directions: Follow Eircode Y25 DE55

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