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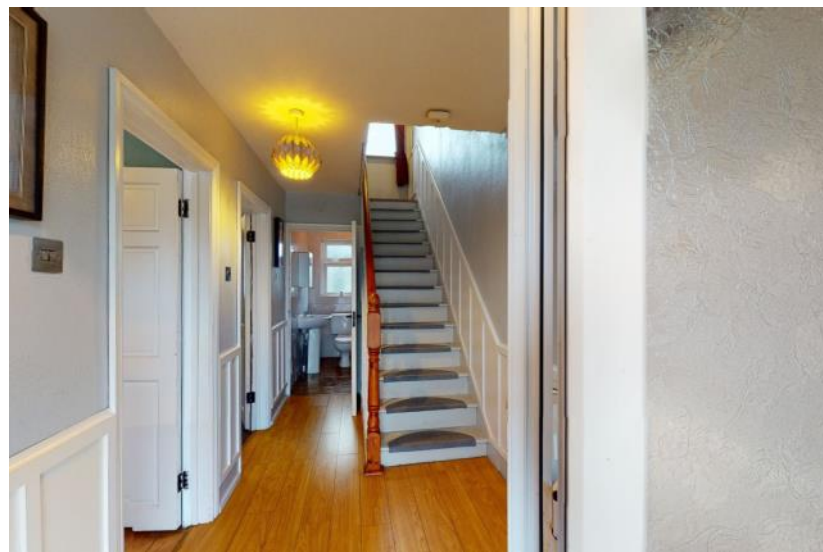


NO. 30 OUNAVARRA PARK, BALLYCANEW, GOREY, CO WEXFORD Y25 EY48

BER C2

QUINN PROPERTY
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Attractive 3 Bedroom Semi-Detached Residence In Popular Village Setting For Sale By Private Treaty



LOCATION:

No. 30 is situated in a quiet and well established development, just a short stroll from all amenities. Ballycanew is located along the main Wexford to Gorey road (R741) and is a charming village with a good range of services to include shops, bars, primary school, crèche, community centre and sporting facilities. Gorey is a short drive away, offering a comprehensive array of services and facilities to include supermarkets, schools, eateries, hotels and bars. Furthermore, the area benefits from its proximity to the coast, where an array of popular coastal destinations such as Courtown, Cahore and Poulshone can be reached within 10km. The property is also convenient to the M11, which can be reached within a 10 minute drive, making South Dublin a highly accessible 45 minute drive. Wexford town is 35km and Enniscorthy is 22km.



DESCRIPTION:

Constructed in the 1970's, the residence has a private concrete parking area to the front and also benefits from a tiled vestibule to the front of the property. There is a lovely outlook to the front of the property with a green area that is very well maintained and is a perfect play / recreational area for children. A generous garden to the rear is currently laid out in a concrete yard that includes a large garden shed. Accommodation comprises as follows:

Vestibule:	1.59m x 0.91m	Tiled
Hall:	4.01m x 1.81m	Laminate flooring, half wall panelling
Kitchen:	3.59m x 2.92m	Tiled floor, fitted waist & eye level units, washing machine, dishwasher, fridge freezer, electric hob, electric cooker, view to green area
Sitting Room:	3.88m x 3.64m	Laminate flooring, free standing stove, feature surround
Bathroom:	2.06m x 1.77m	Fully tiled, W.C., W.H.B., Shower
Landing:	3.78m x 0.8m & 1.03m x 0.87m	Carpet
Bedroom 1:	3.89m x 3.14m	Solid timber floor
Bedroom 2:	3.65m x 2.81m	Carpet
Bedroom 3:	3.01m x 2.33m	Carpet





SERVICES AND FEATURES:
Oil Fired Central Heating
All Mains Services
Property Extends To: 70 m²
Built: c. 1973
All Amenities Close by
10 Minutes Drive To The Coast



BER DETAILS:
BER: C2
BER No.
Energy Performance Indicator: kWh/m²/yr



This Is A Perfect First Time Buyer's And / Or Investment Property, Early Viewing Is Recommended

A.M.V. €165,000

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

