

Ref: 5931

BALLINACARRIG, TARA HILL, GOREY, CO. WEXFORD Y25 E782



BER C1

QUINN PROPERTY
www.quinnproperty.ie

Delightful Four Bedroom Residence With Detached Garage On C. 0.66 Acres With Panoramic Views Of Tara Hill & The Wexford Coastline For Sale By Private Treaty



LOCATION:

The property enjoys an exceptional coastal location within the prestigious area of Tara Hill, just a short distance from the beautiful beaches of the north Wexford coastline as well as the vibrant town of Gorey. The local primary school, shop, church, pub and food market are a five minute drive, while Courtown and Ballymoney Golf Clubs are a ten minute drive from the property. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools along with a wealth of restaurants, shops, pubs, hotels, GAA and Soccer Clubs. Located in the highly sought-after area of Tara Hill, this property offers the perfect balance between idyllic location and commuter convenience, with the M11 accessed within a 10 minute drive. South Dublin is a comfortable 45 minute drive.

DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this four bedroom residence in excellent condition. Outside, the property features a large and mature garden area, perfect for relaxing or hosting outdoor gatherings taking in the views. The property is approached by a tarmac driveway which extends to the side and rear of the property. This property comes with the benefit of a large block built garage offering ample storage space and suitable for an array of uses.

This spacious property benefits from an abundance of natural light and stunning views. Having four bedrooms with two en-suites, this property is ideally suited for family living.

Accommodation comprises as follows:

Entrance 2.9m x 2.9m Laminate flooring

Hallway: AWP

Sitting Room: 5.4m x 5.0m Laminate flooring, marble fire place with stove & bay window

Inner Hallway: 4.0m x 3.3m Carpet
7.7m x 1.1m

Kitchen/Dining: 7.9m x 4.4m Tiled flooring, fire place with stove, fitted waist high and eye level kitchen units, island, granite countertop, Belfast sink, integrated washing machine, integrated fridge, extractor fan, tiled splashback & double doors to rear garden

Utility Room: 3.1m x 2.5m Tiled flooring, fitted units, plumbed for washing machine & tiled splashback





Guest WC:	2.4m x 1.5m	Fully tiled, WC, & WHB
Storage Closet:	1.8m x 1.2m	Coat rail
Bathroom:	4.0m x 2.4m	Fully tiled, bath, electric shower, WC, WHB & heated towel rail
Bedroom 1:	3.1m x 3.0m	Carpet
Hotpress:	1.6m x 1.4m	Extensive shelving
Bedroom 2:	4.0m x 2.7m	Carpet
Ensuite:	2.6m x 1.5m	Fully tiled, WC, WHB & shower
Bedroom 3:	4.4m x 4.2m	Carpet & bay window A.W.P.
Walk-in-Wardrobe:	2.8m x 1.3m	Carpet & extensive shelving
Ensuite:	2.1m x 2.0m	Fully tiled, WC, WHB, shower & heated towel rail AWP
Bedroom 4:	4.0m x 3.6m	Carpet

OUTSIDE:

Block Built Garage:	6.0m x 3.7m	Roller shutters, concrete floor, fitted shelves & workshop
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SERVICES AND FEATURES:

Oil Fired Central Heating (Underground)
 Private Well
 Septic Tank
 Property Extends To: C. 196m²
 Built: 1998
 Sea Views
 Mature Garden

A.M.V. €540,000



BER DETAILS:

BER: C1
 BER No. 115958647
 Energy Performance Indicator:
 160.31kWh/m²/yr



Rare Opportunity In Much Sought-After Coastal Location

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