

Ref: P5976

BALLYGARRETT, GOREY, CO. WEXFORD Y25K577



BER Exempt

BER C3

QUINN PROPERTY

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## A Substantial Residential/Commercial Premises With A Range of Outbuildings

For Sale By Public & Online Auction On Tuesday 8th of November At 2pm (In 1 or 2 Lots) In The Amber Springs Hotel



**LOCATION:** The property benefits from an excellent location within the heart of Ballygarrett, a charming coastal village offering key amenities to include primary school, church, restaurant, pub and supermarket. A vast array of activities are on your doorstep to include, sandy beaches, top class cafes and eateries, renowned golf courses and award-winning hotels. Furthermore, the area provides entertainment for all ages with facilities such as sailing, amusement parks, mini-golf and ten pin bowling all within easy reach as well as local GAA and soccer clubs. The property is convenient to Gorey and M11 Junction 21, both of which are within a 15 minute drive.

### DESCRIPTION:

The property offers a rare opportunity to acquire a mixed-use holding, comprising of a substantial two storey residence and adjoining commercial premises in an increasingly popular coastal location.

### RESIDENCE:

The residence has the benefit of a sizeable yard with a wide array of outbuildings, offering great potential for a variety of uses. The property has been recently re-roofed and has the benefit of upgrading with regard to external insulation. Private parking is available via a side concrete driveway, which there is also a separate pedestrian access with a concrete path leading to the front door.

**OUTSIDE:** There are well maintained lawns to the front of the property while to the rear there is a substantial yard with a range of outbuildings to include workshop, fuel shed and a garage which would be suitable for conversion.

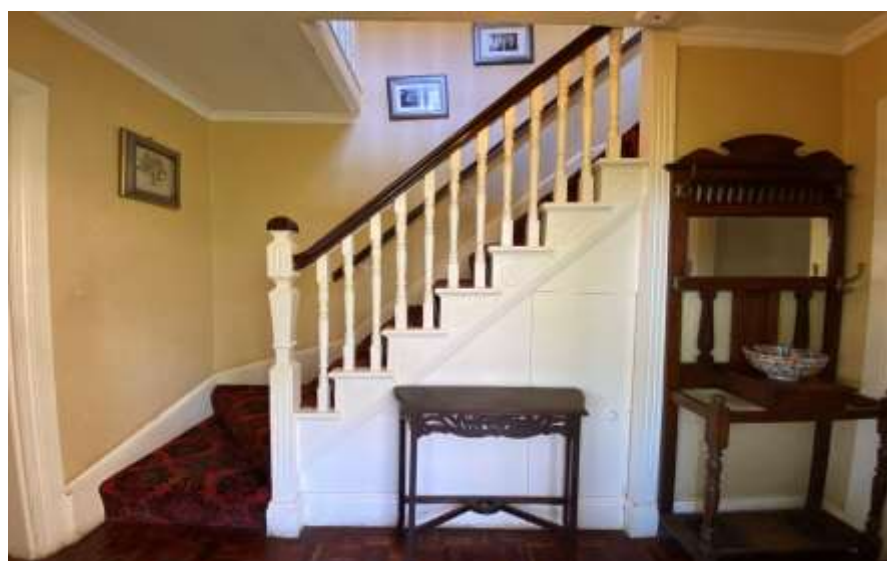
Accommodation is bright and spacious and comprises of:

Sunroom: 6.7m x 1.8m Tiled floor, door to front garden

Hall: 3.3m x 1.3m Parquet flooring, stairwell

Under stair storage:

Sitting Room: 4.7m x 3.8m Carpet floor, feature brick fireplace with open fire







Kitchen: 4.7m x 4.11m Vinyl floor, fitted waist high and eye level units, tiled splashback, electric oven, gas hob, recessed lighting, air conditioning unit

Utility Room: 2.4m x 1.8m Tiled floor, tiled splashback, extensive shelving, plumbed for washing machine, sink



Snug: 3.6m x 2.4m Timber floor, stove

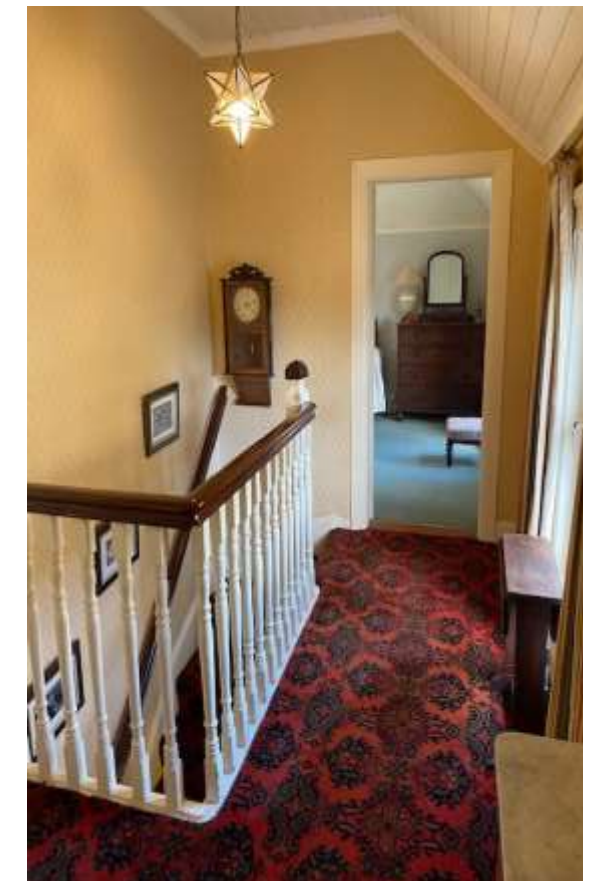
Conservatory/ Dining Room: (AWP) 4.2m x 3.3m Timber floor, recessed lighting

Back Hall: 2.5m x 1.3m Tiled floor, door to rear yard



W.C./shower Room: 2.4m x 1.1m Tiled floor, w.c., w.h.b., electric shower

Landing: 3.3m x 1.3m Carpet  
1.0m x 1.0m







Master Bedroom: 4.7m 3.9m Carpet, vaulted ceiling, fitted wardrobe

Walk-in-Wardrobe: 2.4m x 1.7m Carpet, fitted wardrobe

Ensuite: 2.4m x 2.0m Timber floor, w.c., w.h.b., bath, electric shower, fitted cabinet

Bedroom 2: 4.7m x 3.8m Carpet, vaulted ceiling, fitted wardrobe, scenic views

Bedroom 3: 3.3m x 2.4m Carpet, vaulted ceiling



**A Wonderful Opportunity To Acquire A  
Substantial Coastal Property  
In A Prime Location**







## BER DETAILS

BER: C3

BER No.

Energy Performance Indicator: kWh/m<sup>2</sup>/yr

## SERVICES & FEATURES

Dual Heating System

(Oiled Fired Central Heating & Air Conditioning)

Double & Single Glaze Window

Large Storage Including Cold Room and W.C.

Mains Water

Septic Tank

## OUTBUILDINGS

Block-Built Garage With Roller Doors (wired)

Fuel Shed

Workshop

Double Stable

Shed

DIRECTIONS: Y25K577







### COMMERCIAL PREMISES:

This two storey commercial premises occupies a prominent location in the centre of Ballygarrett, a popular tourist destination. It featured prominently in the 2013 film “The Sea” based on the book by John Banville. While the property has been unoccupied for some time, it has the benefit of a new roof and has clear commercial potential given the vibrancy of the local area. The ground floor would be suitable for a variety of retail/food and beverage uses (S.T.P.P.) while the first floor offers ample storage space.

Accommodation comprises:

Downstairs: 11.8m x 4.2m & 5.0m x 7.4m

Upstairs: 5.0m x 7.4m

BER DETAILS: Exempt



Lot 1

This property is being offered in the following Lots:  
Lot 1: Two Storey Residence & Range of Outbuildings  
Lot 2: Commercial Premises  
Lot 3: The Entire



Lot 2

**P.O.A.**



# QUINN PROPERTY

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Viewing Is Highly Recommended And By Appointment Only

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