

Ref: P6116



RAHEENDUFF, OULART, GOREY, CO. WEXFORD Y25 AC67

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QUINN PROPERTY

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A Delightful Traditional Two Storey Cottage On C. 0.5 Acre Site

For Sale By Private Treaty



LOCATION:

The Cottage enjoys an excellent location in the heart of County Wexford in an idyllic country setting convenient to Raheenduff village. It is within walking distance of the local shop and pub, 1km from Kilnamanagh primary school and 8km from Kilmuckridge village with an array of amenities to include hotel, shops, pubs, primary and secondary schools, churches and nearby Morristcastle Beach. The property is just 1km off the R741, the main Gorey to Wexford road, 20km south of Gorey, 24km north of Wexford town, 12km south of Ballycanew, 10km from a choice of excellent golden sandy beaches and just over an hour's drive from south Co. Dublin. Gorey is one of region's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels, golf clubs and leisure centres.

DESCRIPTION:

Standing on a mature C. 0.5 acre site, this stone built traditional cottage was constructed over 100 years ago. It retains many of its original features and is full of charm and character. The property adjoins the public road and has a concrete driveway and parking to the front with lawns to the side and rear. There is a detached garage and two new timber sheds to the rear, ideal for storage purposes and an enclosed dog run/chicken coop. The cottage was upgraded by its present owner, having been completely rewired, triple glazed windows fitted and new EcoVolt "A" rated electric radiators. It is in excellent condition and is presented beautifully.



Accommodation comprises of:

Living room:	4.0m x 3.8m	Tiled floor, solid fuel stove, stairs to first floor
Kitchen:	3.8m x 2.3m	Fitted waist and eye level units, gas hob, electric oven, fridge freezer, washing machine, dryer, extractor fan, tiled flooring & tiled splash back
First Floor:		Laminate flooring
Bedroom 1:	4.0m x 3.1m	Laminate flooring, original timber vaulted ceiling
Bedroom 2:	4.0m x 2.3m	Laminate flooring, vaulted ceiling
Bathroom:	3.0m x 2.7m	Tiled floor, bath, electric shower, w.c. , w.h.b., hot press



SERVICES AND FEATURES:
Solid Fuel Stove
EcoVolt "A" Rated Electric Radiators
Private Water
Original Features
Septic Tank
Triple Glazed Windows
Property Extends To: 65m²
Built: 1900



BER DETAILS:
BER: G
BER No. 109093724
Energy Performance Indicator: 186.14 kWh/m²/yr



Viewing Is By Appointment Only
& Highly Recommended

A.M.V. €260,000



QUINN PROPERTY

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This Is An Ideal Starter/Retirement Home Or The Perfect Getaway In The Country

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26 Main Street, Gorey, Co. Wexford Y25DP60

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