

Ref: P6363



'VISTA VIEW', DONAGHMORE, BALLYGARRETT, GOREY, CO. WEXFORD Y25 PR96

BER C2

QUINN PROPERTY
www.quinnproperty.ie

Architecturally Designed Detached Residence With Sea Views And Walking Distance To The Beach For Sale By Private Treaty



LOCATION:

QUINN PROPERTY are delighted to present this beautiful coastal property to the market. 'Vista View' is located just off the R742 along a local road leading to Donaghmore Beach which is only a short stroll away. It is 1.4km from the village of Ballygarrett with primary school, church, supermarket, restaurants and bars, 10 minutes drive south of Gorey with an extensive range of amenities, close to Cahore with its renowned cliff walk and restaurant and is situated in a region renowned for its sandy beaches and tourist attractions. South Dublin can be reached within an hour's drive.

DESCRIPTION:

Approached via bespoke wrought iron gates, a gravelled driveway leads up to and around the house where there are lawns to the front and to a rear south facing garden. The house has a superb, no maintenance stone finish. Additional is a separate detached garage and a selection of mature trees to compliment the boundary. Built in 2006, the house is modern and flooded with natural light. It offers all the benefits of coastal living and comes with a large garden incorporating a barbeque area with sea views adding to a serene and tranquil lifestyle where one can enjoy the beautiful surroundings and a range of activities such as swimming, surfing, fishing, walking or simply relaxing on the beach. The house has been meticulously cared for by its present owners and will make a beautiful family home. Accommodation extends to 168m² and comprises as follows:



Entrance Hallway: 4.5m x 2.9m and Tiled floor, stairway
1.0m x 1.1m

Sitting Room: 4.1m x 3.4m Carpet, feature fireplace with open fire, bay window

Kitchen/Dining: 6.2m x 5.0m Tiled, electric fireplace, fitted waist high and eye level units, electric double oven and hob, integrated dishwasher, integrated fridge and freezer, extractor fan, tiled backsplash, abundance of natural light, sea views

Sun Room: 4.2m x 3.6m Tiled, sliding door to rear garden, abundance of natural light

Utility Room: 1.7m x 1.6m Tiled, washing machine, dryer, door to rear garden

Bathroom: 2.3m x 1.7m Tiled, WC, WHB, bath with shower head and tiled surround

Bedroom 3: 3.5m x 2.9m Carpet, sea views

Hot Press: 1.0m x 0.46m



| | | |
|------------------------|--------------|---|
| Landing: | 4.2m x 1.62m | Carpet |
| Bedroom 1: (Master) | 4.6m x 4.4m | Carpet, fitted wardrobes, sea views |
| Storage closet: | 4.0m x 0.9m | Extensive shelving |
| Bathroom: | 2.5m x 2.1m | Tiled, WC, WHB, shower |
| Bedroom 2: | 4.5m x 3.0m | Carpet and tiled flooring, fitted wardrobes |
| En-Suite: | 2.5m x 1.5m | Tiled, WC, WHB, electric shower |

SERVICES AND FEATURES:

Oil Fired Central Heating
 Mains Water
 Bio Cycle Unit
 Alarm
 Carpets, Blinds & White Goods Included In Sale
 South Facing Large Rear Garden
 Low Maintenance Stone Finish
 BBQ Area With Sea Views
 Walking Distance To Beach
 Built: 2005
 Property Extends To: 168m²

BER DETAILS:

BER: C2
 BER No. 116437526
 Energy Performance Indicator: 183.98kWh/m²/yr



Coastal Properties Are High In Demand - Early Viewing Is Highly Recommended And By Appointment Only

A.M.V. €445,000



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.