Ref: 6373 'BRUCE LODGE', BALLYGARRETT, GOREY, CO. WEXFORD Y25 Y030



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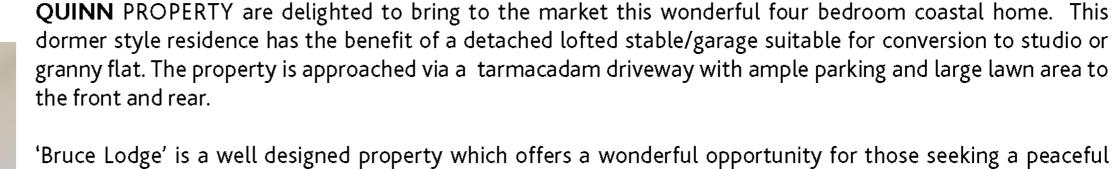
# A Substantial Four Bed Dormer Coastal Property & Stables On C. 2.87 Acre Site For Sale By Private Treaty

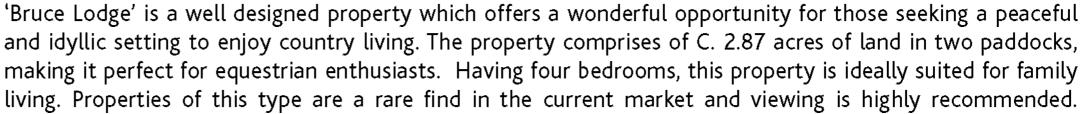


#### LOCATION:

'Bruce Lodge' enjoys a superb much sought after coastal location at Bruce Cross Road only 1.5km from Ballygarrett, 3.5km from Cahore, 7km from Ballycanew, 10km Kilmuckridge and 14km from Gorey. The village of Ballygarrett offers a range of amenities to include primary school, church, shop, coffee shop, restaurant and GAA and soccer clubs. Gorey is 10 minute's drive and is one of north Wexford's most noted towns offering an excellent choice of schools along with a wealth of restaurants, shops, pubs, hotels, GAA and Soccer Clubs. The property is conveniently located within a short distance of some of the most beautiful beaches in the South East, including Old Bawn, Morriscastle, Ballymoney and Courtown.

### **DESCRIPTION:**







#### Ground Floor:

Entrance Hall: 4.2m x 3.5m Oak floor, oak stair well

Sitting Room: 6.0m x 5.5m Bay window, marble fire surround, oak floor

Living/Dining Room: 9.8m 4.5m Fitted kitchen, electric oven, electric hob, extractor fan, tiled floor, tiled

splashback, open fire, marble fire surround, double doors to rear patio

area

Bedroom 1: 4.5m x 4.3m Oak floor, fitted wardrobe

Ensuite: 2.7m x 2.0m Fully tiled, W.C., W.H.B.

Utility Room: 4.5m x 2.2m Fully tiled, fitted units, hot press, back door

W.C.: 2.0m x 1.6m Fully tiled, W.C., W.H.B.







Landing 5.0m x 3.7m Oak floor, shelved line

closet

Bedroom 2: 6.0m x 3.5m Fitted wardrobe, oak floor

Fully tiled, W.C., W.H.B.,

shower

Fitted wardrobe, oak floor Bedroom 3: 3.0m x 4.4m

1.6m x 1.6m

Bedroom 4: Fitted unit, oak floor 6.0m x 3.4m

Fully tiled, corner jacuzzi Bathroom: 4.0m x 3.1m bath, W.C., W.H.B., shower









**SERVICES AND FEATURES:** Oil Fired Central Heating Septic Tank Temporary Water Supply Mains Water Accessed At Road Lofted Stable/Garage 10m x 5.6m

Large Yard

Large Paddock Area Floor Area: 231.m<sup>2</sup>

Built: 2000 Oak Floors

Oak Doors, Skirting & Architrave



BER: C1

BER No. 108908831

Energy Performance Indicator: 170.99 Wh/m²/yr





A Unique Opportunity To Acquire A Substantial Property In A Popular Coastal Area

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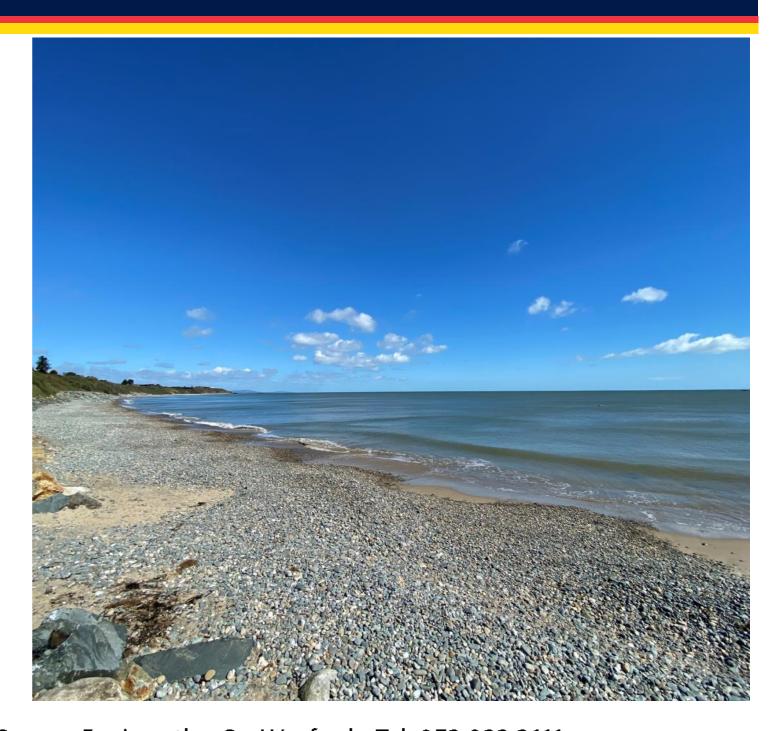
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The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of





