

Ref: 6373

'BRUCE LODGE', BALLYGARRETT, GOREY, CO. WEXFORD Y25 Y030



QUINN PROPERTY
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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, Morristown, Ballymoney and Courtown.

DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this wonderful four bedroom coastal home. This dormer style residence has the benefit of a detached lofted stable/garage suitable for conversion to studio or granny flat. The property is approached via a tarmac driveway with ample parking and large lawn area to the front and rear.



'Bruce Lodge' is a well designed property which offers a wonderful opportunity for those seeking a peaceful and idyllic setting to enjoy country living. The property comprises of C. 2.87 acres of land in two paddocks, making it perfect for equestrian enthusiasts. Having four bedrooms, this property is ideally suited for family living. Properties of this type are a rare find in the current market and viewing is highly recommended.

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 x 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.





First Floor:

Landing	5.0m x 3.7m	Oak floor, shelved line closet
Bedroom 2:	6.0m x 3.5m	Fitted wardrobe, oak floor
Ensuite:	1.6m x 1.6m	Fully tiled, W.C., W.H.B., shower
Bedroom 3:	3.0m x 4.4m	Fitted wardrobe, oak floor
Bedroom 4:	6.0m x 3.4m	Fitted unit, oak floor
Bathroom:	4.0m x 3.1m	Fully tiled, corner jacuzzi 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.m²
 Built: 2000
 Oak Floors
 Oak Doors, Skirting & Architrave



BER DETAILS:

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

A.M.V. €395,000

QUINN PROPERTY

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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

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