

Ref: 6374

'TEACH SHAMROCK', CLONOUGH, INCH, GOREY, CO. WEXFORD Y25 YX98



BER C3

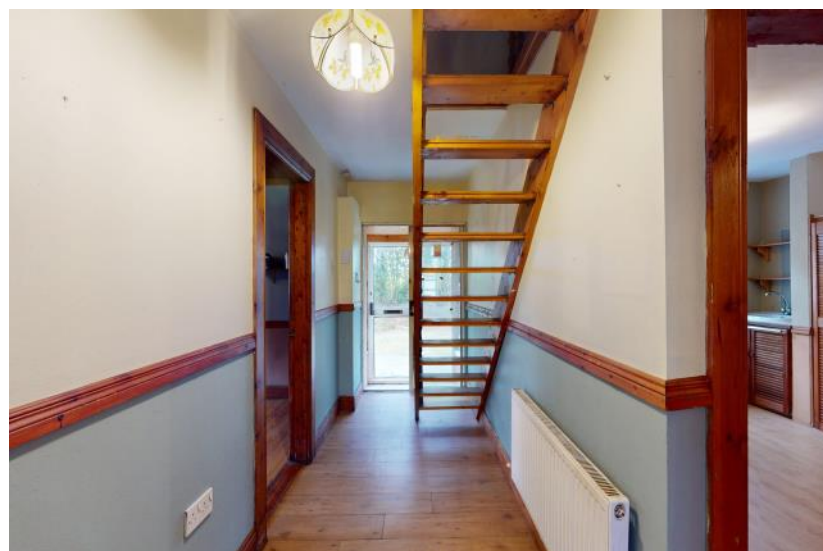
QUINN PROPERTY

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# WELL-LOCATED FOUR BEDROOM RESIDENCE ON MATURE C. 0.5 ACRE SITE

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

This property is well located and within easy access to Gorey, the M11 and Wexford's beautiful coastline. The property is situated just 15 minutes from Gorey, 10 minutes from Arklow and an easy 5 minute drive to Inch Village and Exit 22 off the M11. Furthermore, Kilpatrick and Clogga Beach can be reached comfortably within 10 minutes offering the new owners wonderful opportunity to avail of beautiful sandy beaches during our long summer months. South Dublin is a leisurely 45 minute commute.

QUINN PROPERTY are delighted to present to the market, this excellently located residence on mature and private grounds. This substantial property offers huge potential with regard to conversion and development S.T.P.P. Outside there is a parking area to the front of the property with lawned areas to the side and rear. The property also has the benefit of a block built garage and a number of small outbuildings are located to the rear and the side of the property.



Accommodation is spacious and airy and comprises as follows:

Front Porch:	1.6m x 1.0m	Tiled flooring, sliding door
Entrance Hallway:	6.5m x 1.5m	Laminate flooring, stairway to attic
Sitting Room:	5.7m x 4.0m	Laminate flooring, fireplace with stove offering dual aspect
Kitchen/Dining Room:	5.8m x 3.1m	Tiled flooring, fitted waist and eye level units, electric cooker, gas hob, tiled splashback, door to rear garden
Bathroom:	2.6m x 1.8m	Tiled flooring, W.C., W.H.B., free standing bath, bidet, electric shower
Hallway:	5.3m x 1.0m	Laminate flooring, hotpress
Bedroom 1:	4.0m x 3.1m	Laminate flooring, W.H.B., fitted wardrobe
Bedroom 2:	3.7m x 3.5m	Laminate flooring W.H.B. , fitted wardrobe
Bedroom 3:	3.5m x 3.0m	Laminate flooring, W.H.B.. Fitted wardrobe
Bedroom 4:	3.2m x 3.0m	Laminate flooring, W.H.B., fitted wardrobe







### SERVICES AND FEATURES:

Private Water  
 Septic Tank  
 Oil Fired Central Heating, Dual Heating  
 Large Garage  
 Outbuildings  
 Property Extends To: 157m<sup>2</sup>  
 Built: 1983  
 Superb Location



### BER DETAILS:

BER: C3  
 BER No. 117256529  
 Energy Performance Indicator: 206.31 kWh/m<sup>2</sup>/yr



This Is An Exciting Opportunity To Acquire A Property  
 Within Easy Access To Many Coastal Sandy Beaches And  
 Also Offering Renovation Potential S.T.P.P.



A.M.V. €275,000



# QUINN PROPERTY

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