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ATTRACTIVE TWO BEDROOM BUNGALOW IN A SCENIC LOCATION For Sale By Private Treaty

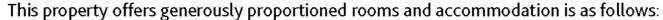


LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this detached bungalow on large, mature grounds with well-presented gardens. The property boasts many convenient features including ample parking and a selection of outbuildings.

The property occupies a highly accessible location, a mere 7 kilometres from Arklow and the M11 and 11 kilometres from Gorey and on the edge of Coolgreany village, offering shop, pub, primary school and GAA facilities. The extended local area offers a vibrant array of amenities to include award winning hotels, bars and restaurants, sandy beaches and hiking trails. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club

Outside, the property is approached by a concrete driveway and has a generous lawn area to the front and rear. The back garden is haven of peace and tranquillity, ideal for entertaining during long summer evenings. This spacious residence would make an ideal family home and early viewing is highly recommended.





Vestibule: 1.5m x 0.9m Tile flooring, front door

Entrance hallway: 6.1m x 1.5m Laminate flooring

Sitting Room: 4.3m x 4.2m Carpet flooring, pleasant garden views, feature fire place with stove

Bedroom 1: 3.3m x 3.3m Carpet flooring, pleasant garden views

Hallway: 1.6m x 1.4 m Laminate flooring

Hotpress: 1.2m x 0.6m Shelving

Bathroom: 2.7m x 2.3m Fully tiled, W.C., W.H.B., electric shower, heated towel rail

Bedroom 2: 3.3m x 3.3m Laminate flooring, coastal views

Snug: 4.5 m x 2.7 m (A.W.P.) Carpet flooring Back Hallway 2.7 m x 1.0 m Tiled flooring

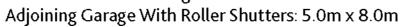
Kitchen: 5.3m x 2.5m Linoleum flooring, fitted waist high and eye level kitchen units, electric cooker

Dining Room: 2.9m x 2.7m Laminate flooring, coving





SERVICES AND FEATURES:
Oil Fired Central Heating
Septic Tank
Tarmac Driveway
Large Garden Area
Ample Car Parking
Selection of Outbuildings



Built: 1960

Property Extends To: c. 103 m2



BER DETAILS: BER: E1 BER No. 117513028

Energy Performance Indicator: 333.55 kWh/m²/yr









This Charming Property Will Appeal To A Range of Buyer Types

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