

Ref: P6403



KNOCKGREANY, COOLGREANY, CO. WEXFORD Y25 CY88

BER E1

QUINN PROPERTY

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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.

This property offers generously proportioned rooms and accommodation is as follows:

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:	4.5m x 2.7m (A.W.P.)	Carpet flooring
Back Hallway	2.7m x 1.0m	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  
 Adjoining Garage With Roller Shutters: 5.0m x 8.0m  
 Built: 1960  
 Property Extends To: c. 103 m<sup>2</sup>



#### BER DETAILS:

BER: E1  
 BER No. 117513028  
 Energy Performance Indicator: 333.55 kWh/m<sup>2</sup>/yr



**This Charming Property Will Appeal To A Range of Buyer Types**

**A.M.V.€275,000**



# QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

