

Ref: P6426

**NO. 7 GREENACRES, DONAGHMORE, BALLYGARRETT, GOREY, CO. WEXFORD Y25 H304**



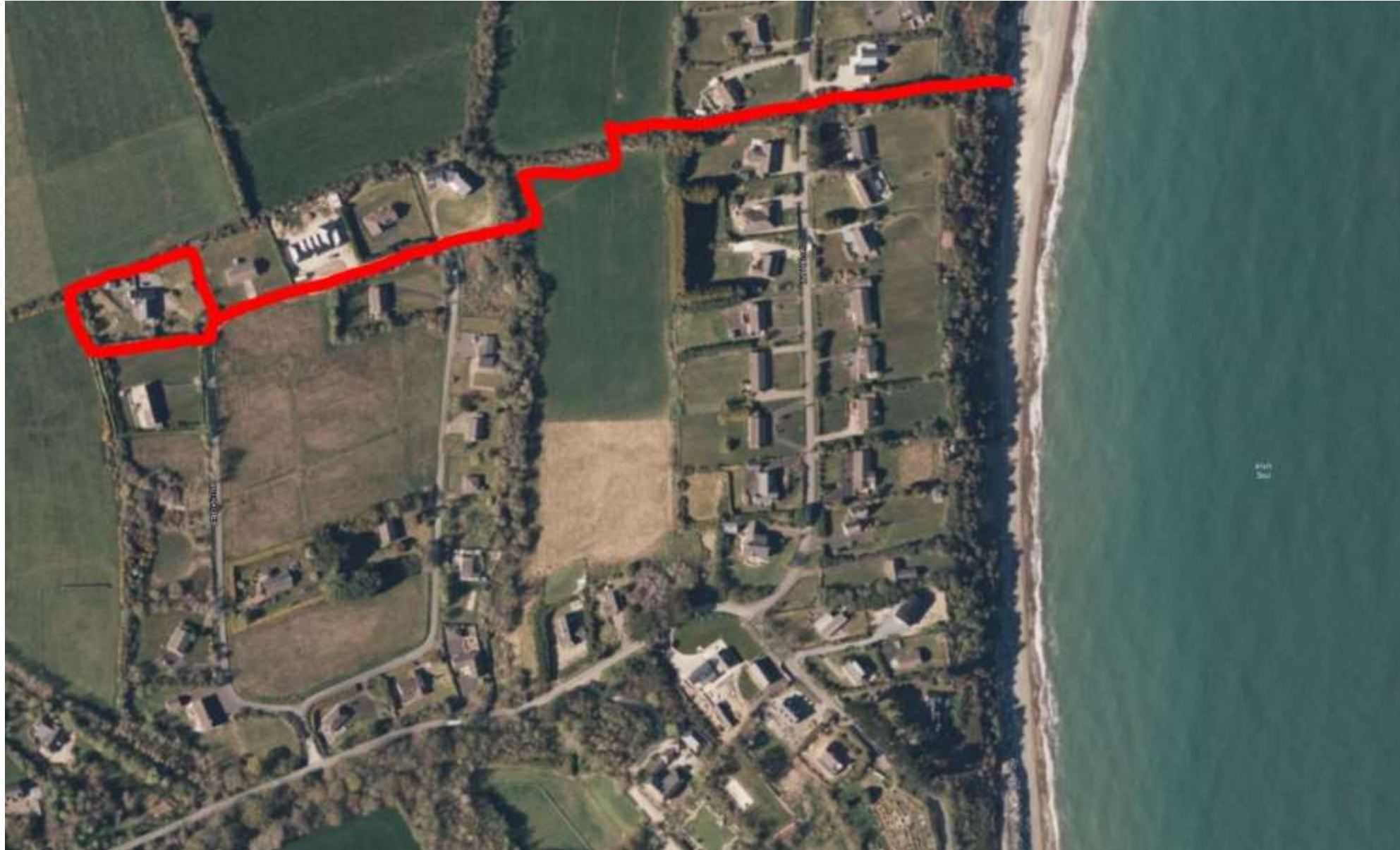
**BER C2**

**QUINN PROPERTY**

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**Superb Four Bedroom Coastal Property Incorporating Self-Contained Accommodation  
With Direct Access To Beach On C. 0.66 Acre Site  
For Sale By Private Treaty**



DELIGHTFUL THREE MINUTE WALKWAY DIRECT TO BEACH

A.M.V. €445,000







#### LOCATION:

**QUINN PROPERTY** are absolutely delighted to bring this beautiful property to the market. With only a three minute direct walk to the beautiful and unspoilt Donaghmore Beach, this property will be the envy of many for its new owner.

Located just off the R742 and also a three minute drive from the village of Ballygarrett with primary school, church, supermarket, restaurants and bars, it is situated in a popular tourist area with a choice of many fine beaches, local amenities and recreational activities available. The property is 15 minutes drive to Gorey with an extensive range of amenities, close to Cahore with its renowned cliff walk and restaurant and just over an hour's drive to South Dublin .

This architecturally designed residence is approached via a gravelled driveway which continues to the side and rear of the property. It sits on a c. 0.66 acre site with extensive lawn areas to the front and rear, as well as rockeries, patio areas, mature hedging and an abundance of trees on its boundaries. Also included is a garage, garden sheds and storage shed.

The entrance hall immediately impresses with its striking features such as its vaulted ceiling, large Velux windows and feature staircase. Décor throughout the house is bright and welcoming enhanced by the use of neutral colours, large Velux windows, lots of double doors (in fact there are no less than three sets of double doors to the rear of the residence overlooking the garden), polished concrete floors and brightly coloured furnishings, all contributing to this most desirable home. Built in 2006 and extending to 190m<sup>2</sup>, the property currently comprises of two separate accommodation areas, affording a range of opportunities to any prospective purchaser, such as a private residence with a granny flat or, indeed, present an ideal opportunity as a separate rental/home enterprise or business venture.

The property offers all the benefits of coastal living with direct access to the beach (a three minute walk), where one can enjoy the beautiful surroundings and a range of activities such as swimming, surfing, fishing, walking or simply relaxing on the beach.

Accommodation is bright and airy throughout and extends to 190m<sup>2</sup>. The entire property is presented in pristine condition and is laid out as follows.





|   |                                |  |
|---|--------------------------------|--|
| Entrance Hall:<br>(Ground Floor)            | 2.4m x 1.6m                    | Polished concrete flooring, vaulted ceiling, feature solid timber staircase  |
| Inner Hall:                                 | 1.1m x 7.4m                    | Polished concrete flooring   |
| Sitting Room:                               | 5.7m x 3.6m                    | Polished concrete flooring, double doors to rear garden/patio area   |
| Kitchen/Dining/<br>Living Room:             | 7.1m x 3.0m and<br>3.6m x 3.3m | Polished concrete flooring, gas hob, electric oven, fridge freezer, dishwasher, door to garden, double doors to living/dining area |
| Utility Room<br>and W.C.:                   | 2.8m x 2.4m                    | Polished concrete flooring, plumbed for washing machine, counter top, Storage  |
| Upstairs Landing:                           | 7.2m x 0.9m and<br>2.1m x 1.7m | Painted timber flooring, lovely bright space with double Velux windows   |
| Bedroom 1:                                  | 5.0m x 4.4m                    | Painted timber flooring, feature window and two Velux windows  |
| Office:                                     | 2.2m x 2.2m                    | Painted timber flooring, Velux window  |
| Bedroom 2:                                  | 3.4m x 2.6m                    | Painted timber flooring, south facing window   |
| Storage:                                    | 1.9m x 1.5m                    |  |
| Bathroom:                                   | 2.7m x 2.4m                    | Corner shower, W.C., W.H.B., large Velux window  |
| Self-Contained Accommodation (Ground Floor) |                                |  |
| Hall:                                       | 4.5m x 1.0m                    | Large hot Press and storage  |
| Bedroom:                                    | 3.5m x 3.6m                    | Laminate flooring  |
| Sitting Room:                               | 4.7m x 3.5m                    | Laminate flooring, vaulted ceiling, double doors to rear garden/patio area   |
| Kitchen:                                    | 2.0m x 1.7m                    | Laminate flooring, gas cooker, fitted waist and eye level units, sink, extractor fan, fridge                                       |
| Bathroom:                                   | 2.2m x 2.4m                    | Tiled, bath, shower overhead, W.C., W.H.C.   |









## SERVICES AND FEATURES:

Store Heating - ETA Wood Burner Pellet Stove  
Mains Water, Treatment Plant, Underfloor Heating Downstairs  
Architectural Features, Polished Concrete Floors, Recessed Lighting  
Gravelled Driveway Extending Around The House  
All Rear Patio Doors Leading To Garden  
Separate Ground Floor Accommodation  
Direct Access To Beach  
Wood Effect Argon Gas Triple Glazed Windows & Doors  
Fast Fibre Broadband - Eircom  
Land Line Sockets In Each Room, Including Bedrooms  
All Rooms Wired For Satellite T.V.  
Separate Day & Night Meter For Electricity  
Outbuildings: Kiln Room/Store 3m x 3.1m , 2 X Wooden Garden Sheds  
Property Extends To: 190 m<sup>2</sup>  
Built: 2006

## BER DETAILS:

BER: C2

BER No. 116402165

Energy Performance Indicator: 184.42 kWh/m<sup>2</sup>/yr









# QUINN PROPERTY

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