

Ref: P6586

'OLDFIELD', 1 NEW ROAD, BALLYGARRETT, CO. WEXFORD Y25NN24

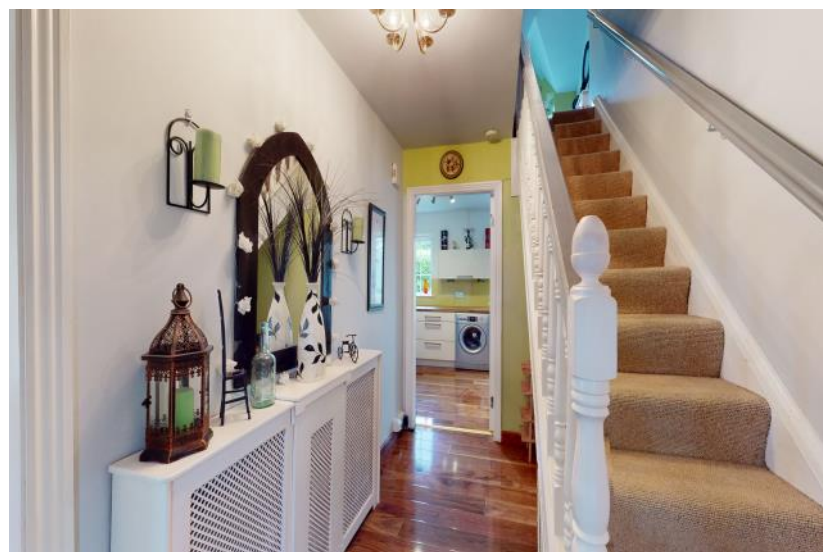


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Splendid Four Bedroom Semi-Detached Residence In A Much Sought-After Coastal Location For Sale By Private Treaty



LOCATION:

'Oldfield' is located in the picturesque village of Ballygarrett offering services to include primary school, church, shop, coffee shop, restaurant, pub, GAA and soccer grounds. The property is conveniently located within a short distance of some of the most beautiful beaches in the south east including Cahore, Old Bawn, Morriscastle, Ballymoney, Courtown and Glascarrig. The property is located only 2.5km from Cahore, 14km from Gorey, 8km from Courtown and 4km from Ballycanew. Cahore is a most popular holiday seaside destination with a beautiful sandy beach and also famous for pier jumping, crab fishing and its cliff walk. The M11 can be accessed at Junction 23 leaving Dublin a comfortable hour's drive

DESCRIPTION:

Constructed in 1995, this property presents in pristine condition. The rooms are bright and airy, while a tastefully decorated bedroom and ensuite on the ground floor will attract extra interest to this property. 'Oldfield' is approached via wrought iron gates and a pebble driveway. Well maintained landscaped gardens and private decking area offer ample opportunity for outdoor dining during long summer evenings. Accommodation comprises as follows:



Entrance Hall:	3.5m x 1.8m	Laminate flooring, radiator cover, stairs to first floor
Bedroom 4:	3.5m x 2.6m	Laminate flooring
Ensuite:	2.5m x 2.0m	Tiled floor, W.C., W.H.B., electric shower & tiled surround, heated towel rail
Kitchen/Dining Room:	4.7m x 2.7m	Laminate flooring. Fitted waist high and kitchen units, dishwasher, washing machine, splashback, extractor fan, electric oven and hob, fridge/freezer
Sitting Room:	6.3m x 3.7m	Semi solid flooring, feature fireplace with solid fuel stove (back boiler), coving, radiator cover
Conservatory:	3.0m x 3.0m	Tiled flooring, double doors to rear garden
Landing:	2.3m x 1.6m 1.4m x 1.0m 2.0m x 1.0m	Carpet flooring





Hotpress:	0.7m x 0.7m	Extensive Shelving
Bedroom 1:	3.8m x 3.4m A.W.P.	Carpet flooring, fitted wardrobes, radiator cover
Bathroom:	3.4m x 2.4m	Tiled flooring, W.C, W.H.B., electric shower with tiled surround, fitted bathroom unit
Bedroom 2:	3.7m x 3.6m	Carpet flooring, radiator cover
Bedroom 3:	3.3m x 2.7m	Timber flooring, radiator cover



SERVICES AND FEATURES:
Mains Water
Shared Septic Tank
CCTV
Double Glazed Windows
Property Extends To: 124m²
Block Built Boiler House
Garden Shed



BER DETAILS:
BER: C2
BER No. 16691999
Energy Performance Indicator: 183.23kWh/m²/yr



Wonderful Opportunity To Re-Locate To A Rare Coastal Property Location

A.M.V. €325,000

QUINN PROPERTY

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