

Ref: P6605

NO. 5 ÁRD ÁLAINN, BALLYTRACEY, MONAMOLIN, CO. WEXFORD Y21 A721



BER C2

QUINN PROPERTY

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Most Impressive 3/4 Bedroom Bungalow On Mature C. 1 Acre Site For Sale By Private Treaty

LOCATION:

No. 5 Árd Alainn enjoys an excellent country setting 7km off the R741. It is within 2km from historic Boolavogue Village with amenities to include primary school, shop and post office, church, and the renowned Fr. Murphy Centre. Monamolin is 5km away and Ballycanew 8km. Camolin is 7km and home to the award winning Cois na hAbhann, Garden/Home Centre and Restaurant and the well renowned Coffee Garden. Gorey with an extensive range of all amenities is 14km, Enniscorthy 16km, while Wexford is 33km. South Co. Dublin can be accessed in approximately one hour.

DESCRIPTION:

The property is approached via wooden gates with gravelled parking area and lawn area to the front and side. The patio area overlooks the extensive rear lawn with mature trees and shrubbery. The residence is presented in immaculate condition throughout having been tastefully decorated by the current owners. The property benefits from extensive attic space which is partially floored and has clear conversion potential. This ideal family home offers bright and spacious accommodation which comprises as follows:

Entrance Hall:	4.6m x 2.3m	Solid oak floor
Inner Hall:	10.0m x 1.0m	Solid oak floor
Hot Press:	1.1m x 1.1m	Extensive shelving
Sitting Room:	6.0m x 4.1m	Oak floor, solid fuel stove, bay window
Kitchen:	4.4m x 4.2m	Tiled floor, fitted kitchen with waist and eye level units, dishwasher, electric oven, gas hob, stainless steel extractor fan, fridge freezer
Dining Area:	3.4m x 3.0m	Tiled floor, free standing breakfast bar with granite worktop, French doors to decking area, vaulted ceiling
Sunroom:	3.5m x 3.3m	Tiled floor, vaulted ceiling
Utility:	3.1m 2.6m	Tiled floor, washing machine, dryer
W.C.	Inc. Above	Tiled floor, W.C., W.H.B.
Snug / Bedroom 4:	3.6m x 3.3m	Laminate floor
Master Bedroom:	3.5m x 3.3m	Oak floor
Ensuite:	2.3m x 1.0m	Tiled floor, shower, W.C., W.H.B.
Bedroom 2:	3.8m x 3.0m	Laminate floor
Bedroom 3:	3.3m x 3.0m	Laminate floor
Bathroom:	2.9m x 2.4m	Tiled floor, bath with overhead shower, W.C., W.H.B.





SERVICES AND FEATURES:

Oil Fired Central Heating
 Shared Well
 Septic Tank
 Ample Parking
 Mature Lawns, Trees and Shrubbery
 Property Extends To: 159m²
 Built: 2007
 Steel Framed Garage With Roll Over Door
 Garden Shed
 Polytunnel

BER DETAILS:

BER: C2
 BER No. 113211528
 Energy Performance
 Indicator: 186.6 kWh/m²/yr



A Wonderful Opportunity To Acquire A Beautiful Property In Turnkey Condition
A.M.V. €340,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



Early Viewing Is Highly Recommended

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